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PROJECT STATUS REPORT

JULY 1, 1982 - DECEMBER 31, 1982

# EAST BOSTON HARBOR SIDE



City of Boston, Kevin H. White, Mayor  
Boston Redevelopment Authority, Robert J. Ryan, Director

East Boston  
B65R  
EBH-SR  
1982



## EAST BOSTON PIERS 1-5

### STATUS REPORT

July, 1982 - December, 1982

During the 2nd half of 1982 (July-December), the East Boston Project Advisory Committee and the BRA Planning team met on four occasions to continue work items of the phased work program for the East Boston Piers. In addition, three neighborhood open public meetings were held in sections of East Boston to give area residents an opportunity to review and comment on the Interim Report and the development schemes that were prepared through a participatory planning effort between the PAC and BRA.

Following is a summary of the progress made between July and December 1982 on Phase III of the agreed upon work program between BRA and MPA and products produced.

#### 1) Interim Report (Attachment A)

The Interim Report drafted in June, 1982 was adopted in concept by the PAC and the BRA was requested to schedule open public neighborhood meetings in three areas of East Boston beginning in July. The report was used as a summary of PAC activities to encourage public discussion of development alternatives.

#### 2) Slide Presentation

In addition to the Interim Report, a two projector slide show was developed for use at the open public meetings. This show visually summarized the work of the PAC and displayed how and why certain decisions were arrived at regarding the site and its development opportunities and limitations, the goals hoped to be achieved and the alternative development concepts resulting from the planning process to date.

#### 3) Open Public Meetings (Attachment B)

Three open public meetings were held by the BRA at the request of the PAC. These meetings were announced in local papers, church bulletins and through displaying of posters and announcements placed in area stores. The first was held in the Jeffries Point section on July 29th, the second in the Eagle Hill section on Sept. 15, and the third in the Orient Heights section



on September 21. The Jeffries Point meeting had the highest attendance being first and held in the area most directly impacted by pier use and development planning.

4) Consultant Services (Attachment C)

- a) In November, the BRA Board approved the placing of ads seeking Statements of Qualifications from consulting firms to provide Master Planning Services for the East Boston Harborside site. These ads were placed in the Boston Globe, and the New York Times. In addition, letters were sent to firms that had expressed interest in the site since the MPA/BRA Agreement was executed (C1).
- b) By the closing date for submissions, December 15th, 32 consultants had forwarded Letters of Interest and their Statements of Qualifications (C2).
- c) The submissions were catalogued and distributed for review to staff from the MassPort Planning Department, the BRA Planning, Development and Design Departments, and a representative of the East Boston Project Advisory Committee.

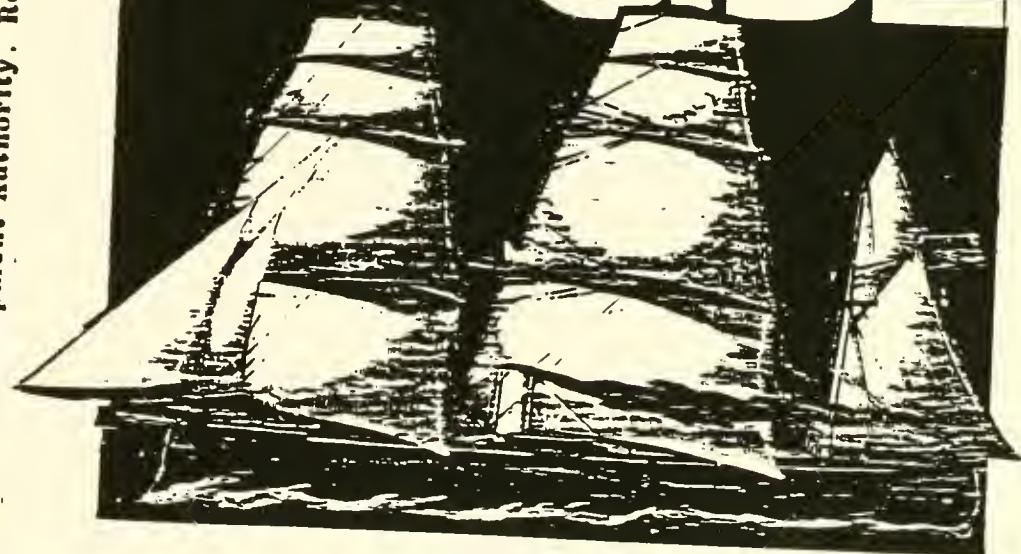


ATTACHMENT A



**City of Boston. Kevin H. White, Mayor  
Boston Redevelopment Authority. Robert J. Ryan, Director**

# **EAST BOSTON HARBOR SIDE**



**June, 1982**



# EAST BOSTON HARBORSIDE

An Interim Report on the Future Development  
of Piers 1-5 in East Boston

Prepared for the East Boston Project Advisory Committee  
by the  
Boston Redevelopment Authority

CITY OF BOSTON  
KEVIN H. WHITE, MAYOR

Boston Redevelopment Authority  
Robert J. Ryan, Director

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Judge Mario Umana  
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Charlie Welch  
Mary Ellen Welch



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## I. INTRODUCTION

On August 26, 1981, the Boston Redevelopment Authority and the Massachusetts Port Authority entered into an Agreement concerning the planning and development of the MassPort owned property in East Boston known as Piers 1-5. A major portion of this Agreement concerns various planning activities which the BRA is responsible for carrying out, leading to the preparation of a Development Plan and Program for the improvement of the East Boston Pier site.

As indicated in the Agreement, this planning and development process is to be undertaken by the BRA with the full participation of representatives from the East Boston community. As the first step in this process, the Boston Redevelopment Authority formed a committee, known as the East Boston Project Advisory Committee; entered into a contract with the Committee; and commenced the first phases of the work program.

Under the Agreement with MassPort, the BRA is responsible for formulating a planning, development, and financing program; designating parcels for development; selecting developers; entering into leases with designated developers jointly with MassPort; and monitoring the construction and development process.

The Agreement is in two phases.

Phase I is the period following the Agreement commencement date and involves the preparation of a Development Plan by the Authority. A Project Area Committee has been formed from East Boston community residents; and the Committee participates in the development of this Plan.

Phase II of the Agreement will commence upon the completion of the Development Plan and the completion of any environmental reporting which may be required to permit the Agreement to become effective as a Lease. During this second phase, or lease period, the BRA will commence site improvements and subsequently sub-lease to designated developers in accordance with the provisions of the lease.

While there is no "Plan" which exists officially for the East Boston Piers, the goals of the Plan will be consistent with those uses outlined in previous studies -- namely, the goal of achieving a multi-use type of development, provision of public open space and access by the East Boston community to the waterfront, considerations for new housing, and job creation. From the City's viewpoint, this means opportunities for expanding tax revenues to the City from this property, the tenants of which will be taxed directly by the City of Boston.

This document serves as an Interim Report which summarizes and reviews all activities which have taken place to date. The report



is a preliminary document which contains information, preliminary goals of the PAC and several alternative development concepts which have been formulated for the site through the joint efforts of the BRA staff and the members of the PAC.

While much remains to be done before a definitive development plan can be presented for the piers, considerable progress has been made by the PAC in identifying goals and opportunities for the site and in formulating several development concept alternatives which attempt to satisfy these goals and maximize the opportunities available. It is not the intention of this interim report to recommend or select one alternative over another, but rather to examine a range of alternative options for the site which can then be discussed and reviewed by a broader segment of the community. From this further effort will evolve a final development plan which is consistent with community goals, financially feasible and contributes to the respective needs of both the City of Boston and the Massachusetts Port Authority.

## II. THE PLANNING PROCESS

A Project Advisory Committee (PAC) was formed by the BRA to jointly investigate land use and establish a sound development program for the Piers.

The PAC is comprised of eighteen members as outlined in the August 26, 1981, Agreement between MassPort and the Boston Redevelopment Authority. On August 29, 1981, this Committee entered into an Agreement with the Boston Redevelopment Authority as required by Article III of the MassPort/Boston Redevelopment Authority Agreement. The BRA/PAC Agreement outlines the common objectives and responsibilities of the Boston Redevelopment Authority and the East Boston Project Advisory Committee.

The Project Advisory Committee has met approximately every other week to begin the process of formulating a development plan for the East Boston Piers. Following the establishment of the PAC's operational structure, officers of the Committee were elected, by-laws drafted, and Articles of Organization were prepared and filed. Concurrently, work began on reviewing all information available concerning the site, establishing preliminary goals for the development of the piers, and reviewing potential land uses which would best achieve these goals.

BRA staff have provided assistance to the Committee in these efforts, as well as providing information concerning development procedures, job and tax generation characteristics of various types of development and potential neighborhood environmental impact. Finally, basic methods of financial analysis and a review of the site's physical conditions were reviewed with the Committee.



### III. THE SITE

The East Boston Piers 1-5 consist of approximately 56 acres of land and water. Of this, about 20 acres is solid land, 15 acres piers, and the remaining is water area. The property is predominantly vacant, except for the large Pier shed on Pier 1.

The Massachusetts Port Authority took over the operation of the East Boston port facilities from the Penn Central Railroad in 1970. Between that time and December, 1972, marine related structures on Pier 3 and 4 were stripped to dock level and the grain and water towers and non-essential railway trackage were removed.

MassPort's Master Plan prepared in 1976 first set forth the policy of MassPort to divest themselves of the Piers. As stated in the Plan: "These piers have inadequate access and hinterland for any major port use today. MassPort piers and waterfront property in East Boston are not needed for seaport activities, which can be better accommodated at other harbor locations. The best use of this land is for residential, recreational or other purposes related to the development of the East Boston community".

Relatively isolated from the rest of the City until the 1950's, East Boston has retained its homogeneity and remains a solid, stable, predominantly Italian community of about 32,000 residents. From 1835 to 1915, East Boston developed as an industrial and shipping community where goods were transferred between ships and trains that connected to all the manufacturing centers of New England. The major changes since 1915 have been the growth of transportation facilities, particularly the tunnels, McClellan Highway and Logan Airport, and the decline of the neighborhood's population (from a level of 60,000 in 1930) and employment base (unemployment in East Boston is one of the highest in the City).

The Jeffries Point neighborhood, immediately adjacent to the East Boston Piers site, is a densely settled residential area of two and three decker wooden structures situated on a hill between Marginal Street and the airport. From the southern side of the hill, there are exceptional views of the downtown skyline and harbor activity. The neighborhood contains several small parks, including the recently constructed Jeffries Point park adjacent to the harbor, Brophy Park and the Golden Stairs which lead to the Piers site.

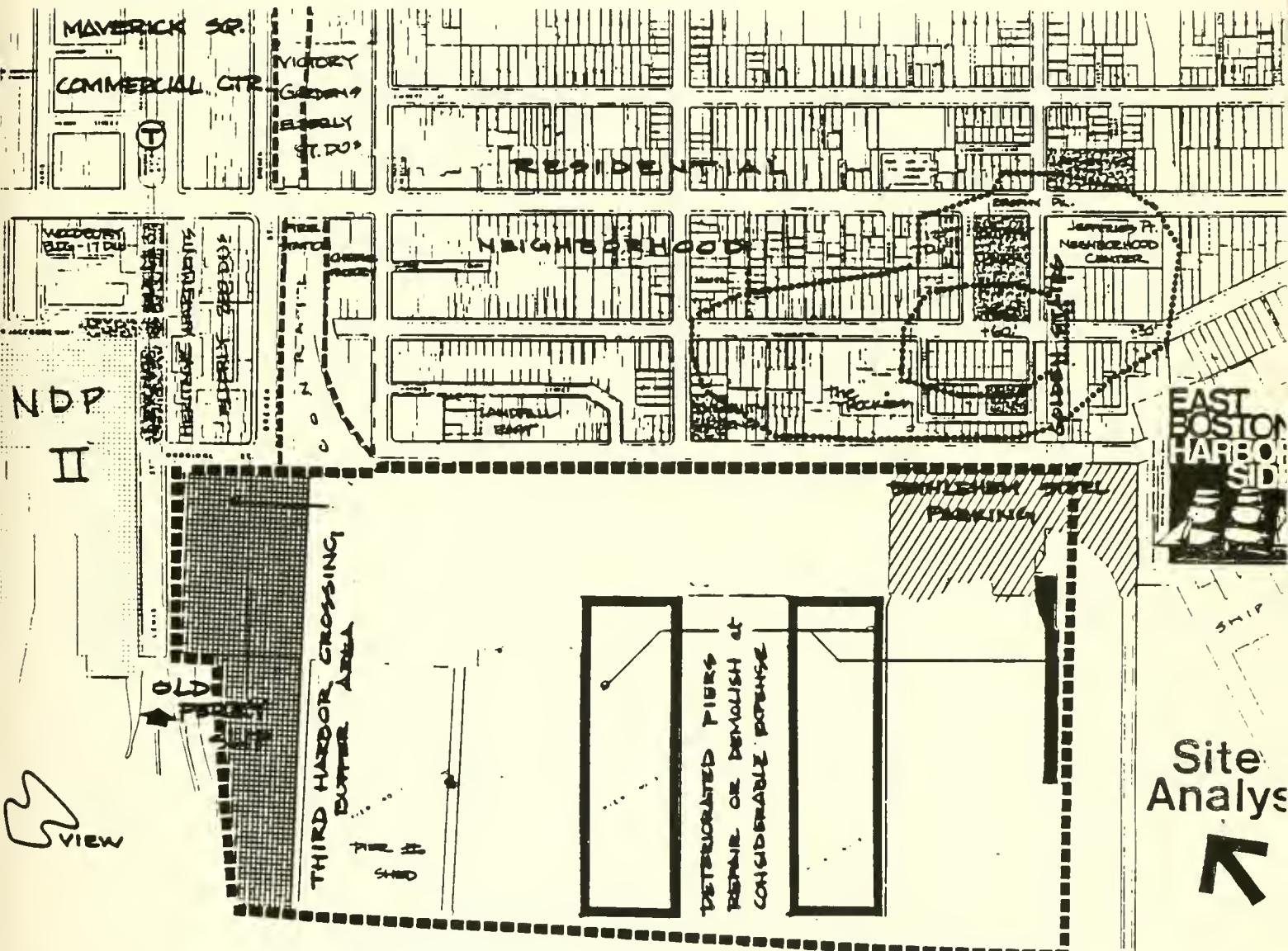
The Maverick Square commercial area which has deteriorated in recent years is north of the site providing convenient mass transit access via the Maverick Station of the MBTA Blue Line. Lewis Mall provides a pedestrian link from the T Station to the edge of the site. Central Square, East Boston's largest shopping area, is also in close proximity.

Northwest of the East Boston site is situated the recently developed North Ferry Waterfront Park and the 400-unit Maverick Housing Project. Together with other subsidized housing near the



site, including Heritage Apartments and Victory Gardens, there are over 800 units in the area.

The Bethlehem Steel Ship repair yard, one of the neighborhood's major employers, is located along the southeastern boundary of the Harborside site. The only vehicular access to the site is via South Bremen Street and the east end of Marginal Street near the Golden Stairs. Parking, temporary ship docking and smaller water and non-water related uses are temporarily operating on the East Boston Piers site by agreement with MassPort.





#### IV. DEVELOPMENT OPPORTUNITIES AND LIMITATIONS

The East Boston Piers site has a number of characteristics which make it particularly attractive for a major mixed use development, including size, location, transit access and views. However, there are also a number of conditions which could hamper development on this site, such as pier and land conditions, vehicular access, height restrictions, noise and market considerations.

##### A. The site offers the following development opportunities:

1. Large, essentially, vacant site. Adjacent to a stable, residential community, the 56-acre site is large enough to accommodate a substantial development, but does not have the relocation and demolition costs and difficulties often associated with such large, urban sites.

2. Extensive Waterfrontage. The site offers over 2,000 feet of waterfrontage, excluding the piers, providing opportunities for various kinds of water-related and water-dependent uses and activities.

3. Proximity to Downtown and Airport. The site is situated within a mile and a half of Downtown Boston and Logan Airport and should be particularly attractive to uses which require easy access to these major employment and transportation centers.

4. Proximity to Maverick MBTA Station. The entire site is within a ten-minute walk of the Maverick MBTA Station of the Blue Line providing easy mass transit access to Downtown Boston and Logan Airport.

5. Existing Pier I Building. Constructed in the 1950's, the Pier I Shed offers about 200,000 square feet of warehouse space on a single floor with adjacent berthing space for large ships. Since both the pier and shed are in reasonably good condition (but in need of repair), this space could easily be used for water-dependent warehouse use or reused for any combination of similar uses.

6. Spectacular Views/South-Southwestern Exposure. The site offers spectacular views of the Downtown Boston skyline and Harbor activities and is favorably situated with a south-southwestern exposure insuring maximum sunlight for new development and related waterfront open space.

##### B. The site presents a number of development limitations:

1. Deteriorated Piers and Poor Site Conditions. Pier 1 is generally in good condition, while Piers 3, 4 and 5 are in generally poor condition. While Pier 1 can continue to operate as a general cargo terminal, the use of Piers 3, 4 and 5 would be dangerous and may be difficult to reuse in their present condition. Soil conditions in the backland area create construction problems that will affect future building costs, location and massing. Specific engineering studies will be needed to properly evaluate alternative development schemes.



2. Possible Conflicts with Other Markets and Developments.

The location of the site presents questions of marketability for certain uses. It is across the Harbor from the Class A Downtown retail/office/housing market. Maverick Square, located immediately adjacent to the site, is a deteriorated commercial area and the surrounding residential neighborhood is primarily two and three decker wooden structures. In addition, the proposed hotel/conference center and office/warehousing uses at the Bird Island Flats development may limit the market for such uses at the Pier site. There is also the question of creating a market conflict with the Charlestown Navy Yard, North Station, Fort Point Channel and South Boston development proposals/projects.

3. Poor Vehicular Access. The need to provide improved automobile access to the site is recognized. Current access is provided from Marginal and South Bremen Streets through residential and commercial streets to the north. Previous studies have suggested that one long-term solution might be the construction of a new road in the Conrail right-of-way to minimize traffic impact on the community.

4. Noise. Because of the close proximity of the site to Logan Airport, noise will be a factor in the development of the piers. Federal Housing Guidelines published by HUD require compatible land use planning in relation to airports. In order for housing development to be eligible for Federal financing, 65 L<sub>dn</sub> (day/night average sound level) is the cut-off for needing noise impact mitigation. According to MassPort's Noise Abatement Division Piers 2-5 are between 65-70 L<sub>dn</sub> contour and therefore exceed HUD's noise standard.

5. Height Restriction. According to MassPort's planning office, if a building is to exceed 150 feet above the airfield elevation of ~18 feet, the FAA decides whether the building poses a hazard to navigation. MassPort has given assurances to the FAA that it will not erect obstructions on its property. Therefore, construction on the East Boston Piers site must be planned observing FAA restrictions.



## V. GOALS

This interim report and the alternative development schemes contained herein represent the initial efforts of the Project Advisory Committee. A significant first step in beginning this process has been the development of goals for the East Boston Piers. The Project Advisory Committee has identified for discussion the following goals for development of the site:

1. Create employment opportunities for East Boston residents
2. Provide additional open space, recreational areas and access to the waterfront
3. Integrate cultural and historical aspects of East Boston
4. Integrate development with overall harbor activities
5. Generate revenues to the City of Boston
6. Expand housing opportunities
7. Provide for water-dependent activities
8. Improve physical appearance of East Boston
9. Expand transportation options
10. Provide for a variety of commercial facilities

### 1. CREATE EMPLOYMENT OPPORTUNITIES FOR EAST BOSTON RESIDENTS

East Boston has a higher unemployment rate than most neighborhoods in the City. The neighborhood desperately needs to stimulate its local economy growth through revitalizing existing industry and commerce and supporting the development of job opportunities through carefully planned, well balanced and compatible expansion of water and harbor uses along portions of its waterfront. The development alternatives as outlined in this document recognize this need and attempt to maximize the development of land uses that will help achieve this goal.

### 2. PROVIDE ADDITIONAL OPEN SPACE AND RECREATIONAL AREAS AND ACCESS TO THE WATERFRONT

East Boston is a dense community with inadequate recreational facilities to meet the needs of local residents. The development alternatives include significant open space and waterfront access. Although the neighborhood is surrounded by water, there are few locations which offer residents a place to walk, play and enjoy views which are unique.



### 3. INTEGRATE CULTURAL AND HISTORICAL ASPECTS OF EAST BOSTON

Because of its geography, East Boston has always relied heavily on the Waterfront for its pleasure, as well as its economic well being. The rich history of East Boston and its historical importance in the maritime industry has been highlighted by the publication of the Boston 200 neighborhood history series. Many residents remember the waterfront activity of the not-too-distant past and welcome the opportunity of capturing some of that flavor again.

### 4. INTEGRATE DEVELOPMENT WITH OVERALL HARBOR ACTIVITIES

It is important that the use of the East Boston Piers be integrated with overall Harbor activities. These preliminary alternatives reviewed herein recognize the need to be sensitive to other harbor development plans and the concerns of those people whose livelihoods or recreational outlets are dependent on the availability of services and access to the water and its edge.

### 5. GENERATE REVENUES TO THE CITY OF BOSTON

The East Boston Project Advisory Committee understands the need for the City to generate new sources of revenues. The uses that are outlined in this interim report will not only enhance East Boston, the City and the Harbor, but generate substantial revenue from an area that has been predominantly unused for over a decade. The development of this site will also provide revenue to the Massachusetts Port Authority from property that has been a fiscal drain on that agency.

### 6. EXPAND HOUSING OPPORTUNITIES

East Boston's housing stock is predominantly 1-3 family dwellings constructed prior to 1930. The vast majority of new unit construction has taken the form of subsidized housing. The age and condition of the remaining stock provides limited housing options. It is the goal of the PAC to expand housing opportunities for existing East Boston residents, as well as for new residents to the community.

### 7. PROVIDE FOR WATER-DEPENDENT ACTIVITIES

The Project Advisory Committee is sensitive to the important role the Harbor plays in the City, the State and the region. As a natural resource, its development must take advantage of its unique quality and location. Therefore, it is a goal of the PAC to provide for water-dependent activities on the site. Such activity, if property selected and located, can be compatible with residential areas and enliven the character of the neighborhood.



8. IMPROVE PHYSICAL APPEARANCE OF EAST BOSTON

Development of the East Boston Piers 1-5 provides an opportunity to enrich the visual aesthetics and character of the community. Development of the piers can be the catalyst for community-wide physical upgrading.

9. EXPAND TRANSPORTATION OPTIONS

The East Boston site provides an exceptional opportunity to expand Harbor transportation options to and from the East Boston community.

The establishment of water transportation connecting East Boston and the site with other neighborhoods along the Harbor is a major goal of the PAC.

The PAC is also aware of the vehicular access problems associated with development of the site. The PAC has begun to explore ways to improve vehicular access to the site, while minimizing traffic impacts on the existing community.

10. PROVIDE FOR A VARIETY OF COMMERCIAL FACILITIES

There is a need to expand retail facilities and improve the quality of goods available within the Harbor area and the East Boston neighborhoods. Portions of the harborside site should be used for expanded and new commercial trade and general commerce. In keeping with the unique character of the site, the types of facilities envisioned would be those that are water-dependent, water-related and water-enhanced.



## VI. ALTERNATIVE DEVELOPMENT CONCEPTS

Several alternative development schemes were prepared by the Boston Redevelopment Authority for review with the Project Advisory Committee. They suggest ways in which the site can be developed to create a new environment. The alternatives are presented in graphic and data sheet form. Work on the assembly of these schemes began by developing a list of all land uses that had been reviewed by the PAC. The following assumptions are common to all of the alternatives:

1. Lewis Mall will be extended from present terminus to waterfront with ferry slip and open space.
2. Pier 1 is in basically good condition, can be repaired, and built upon.
3. Piers 3, 4 and 5 are in need of repair and need not restrict planning efforts or design configurations.
4. Bethlehem Ship Repair will remain in its present location.
5. Public waterfront access will be created along the entire waterfront with connections to existing residential areas at Orleans Street, Cottage Street and the Golden Stairs.
6. The Rockies and Golden Stairs are included in all planning for the site and shall remain as open space linkages to the adjacent residential areas.
7. Adequate parking for the uses on the site must be provided.
8. All alternatives recognize the need for improved automobile access to the site. While not specifically located within the "Project Area", all alternatives suggest a long-term solution to this might be through the construction of a new roadway in the present alignment of the abandoned Boston and Albany Railroad right-of-way from Pier 1 north to link with local access streets and the regional highway network, including McClellan Highway.

Although numerous alternatives have been prepared and reviewed with the Project Advisory Committee, four concept development schemes have evolved which, to one degree or another, appear to meet many of the stated goals for the East Boston piers. As stated previously, it is not envisioned that any one of these alternatives would necessarily emerge as the final selected development plan for the piers. Rather, they summarize the work of the BRA staff and the PAC, as this work has progressed to date, and provide basic development concepts which can be further analyzed, further refined, and discussed with the broader community.



It is important at this stage that the four alternative concept plans also represent a wide range of possibilities for the site. The alternatives vary considerably in terms of overall density of development, public and private investment which would be required to implement the concept, the number of jobs generated, the amount of tax revenue generated for the City of Boston, and the amount of local traffic generated by the development. These facts are critical both in terms of the goals which the Project Advisory Committee has established for the Piers, and the degree to which the various alternatives may prove to be financially feasible, or financially infeasible.

In brief, all four alternatives contain the same basic mix of new land uses: marine, hotel or boatel, marine manufacturing, residential, water-related industrial, marine museum, restaurant, retail, office, parking, and public access to the waterfront and public open space. The differences, however, between the alternatives relate to the amounts, densities, and distribution of these preferred land uses over the 56-acre site.

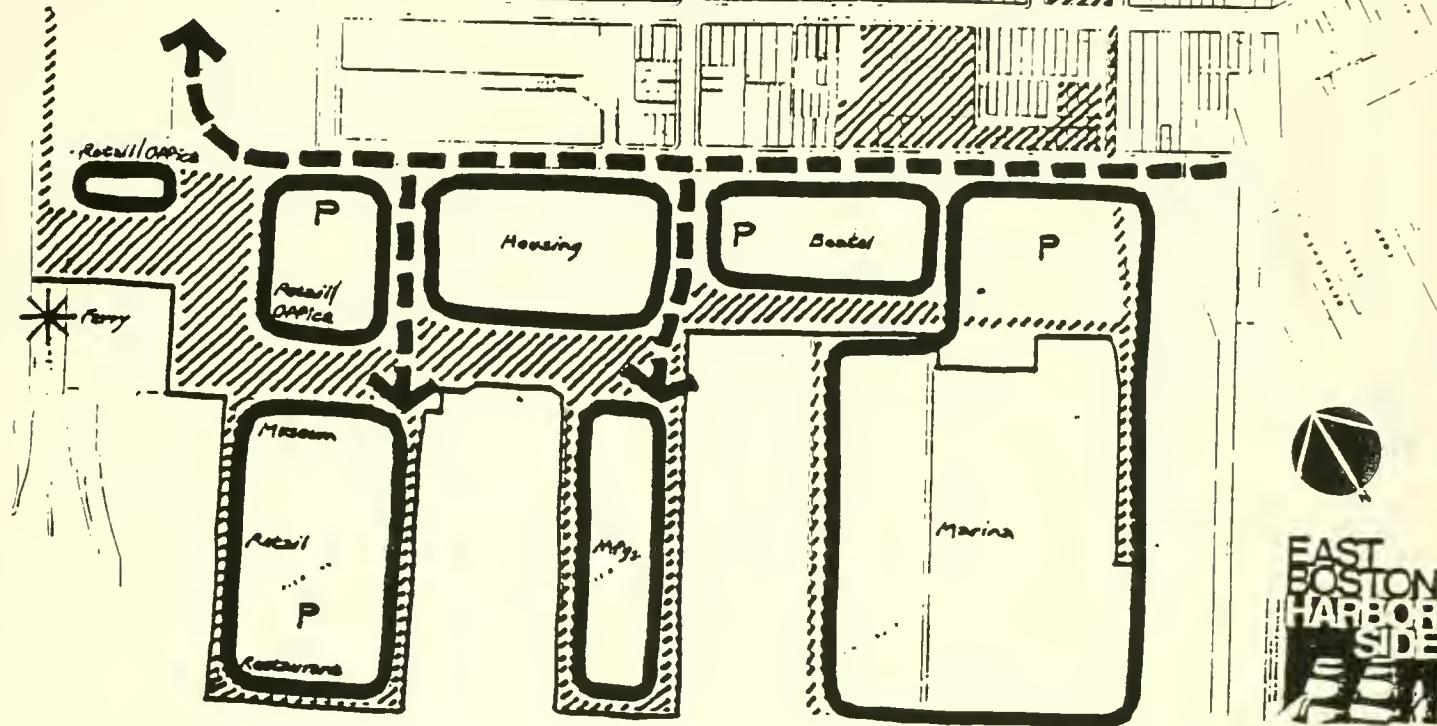
While it may be obvious, it should nevertheless be pointed out that the alternatives which tend to depict a somewhat more dense development are also the alternatives which tend to produce the greatest number of jobs, have the highest potential tax return to the City and the highest potential financial return to MassPort. However, these schemes also have the highest requirements for public and private investment and also generate the highest volumes of traffic. Conversely, alternatives which are considerably less dense produce lower levels of new jobs, lower amounts of new tax returns and other revenues, require lesser levels of investment and generate less traffic.

These facts have demonstrated several issues which must be resolved; namely, that some goals of the community may conflict with other goals, that there are trade-offs to be considered in terms of jobs and tax generated versus traffic generated, and, finally, that the investment requirements of the alternatives must be examined carefully in relation to the probable market and financial feasibility of the project.

The following tables and concept sketches illustrate the four preliminary alternative development schemes for the East Boston Piers. The tables indicate the respective densities of land use, development costs, jobs generated, tax generated, and traffic impact for each of the four alternatives.



# Scheme A

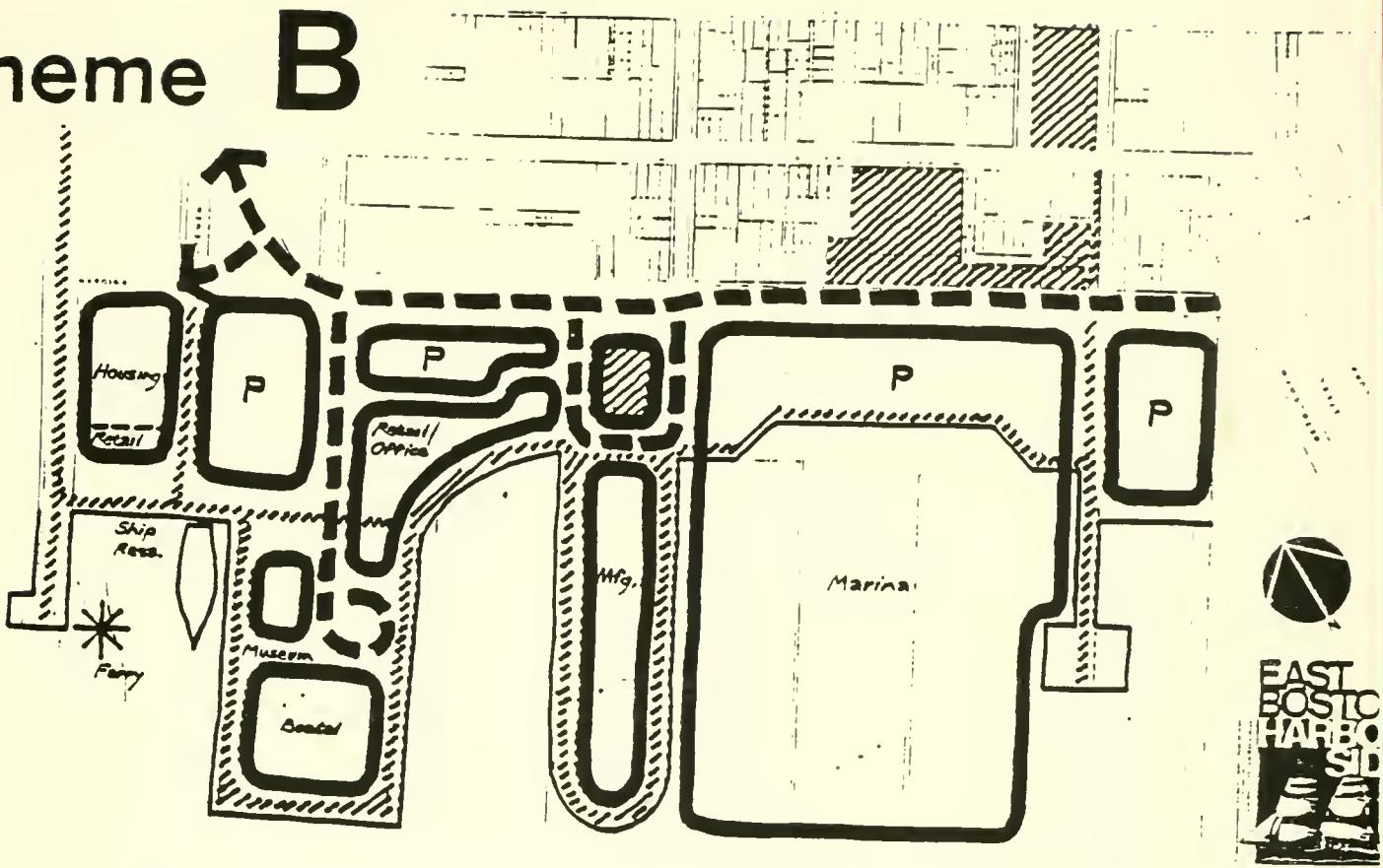


As one of the medium density schemes, this alternative locates the marina on the eastern portion of the site adjacent to the Bethlehem Shipyard and sites the hotel/boatel along Marginal Street overlooking the Marina. It also concentrates retail/office use, a marine museum, changes in the location of the piers or in the configuration of the shoreline. The alternative assumes no for a total investment of from \$90 to \$120 million, results in the creation of nearly 2,500 new jobs, and generates over \$3 million in new tax revenues per year. Peak hour traffic generation is estimated at about 1,000 automobiles.

	<u>SCALE</u>	<u>DEVELOPMENT COST</u>	<u>TAX GENERATION</u>	<u>JOB GENERATION</u>	<u>WEEK DAY TR. GENERATION</u>
FULL SERVICE MARINA	14 acres 220 boats	4.4 million	165,000	15	246
HOTEL/BOATEL	120 rooms	8.4 million	315,000	70	552
MARINE MANUFACTURING	180,000 SF	8.1 million	303,750	290	540
RESIDENTIAL 1,000 SF per DU	60,000 SF	3 million	51,000	3	240
FISHING INDUSTRY	115,000 SF	5.2 million	195,000	185	575
MARINE MUSEUM	10,000 SF	700,000	26,250	3	100
RESTAURANT	25,000 SF	1.8 million	67,500	60	2,500
RETAIL	290,000 SF	20.3 million	761,250	580	2,900
OFFICE	315,000 SF	22 million	825,000	1,290	2,300
PARKING	995 cars	11.5 million (745 structured)	431,250	--	--
PARKLAND ESPLANADE	2.5 acres	2.1 million	--	--	--



# scheme B

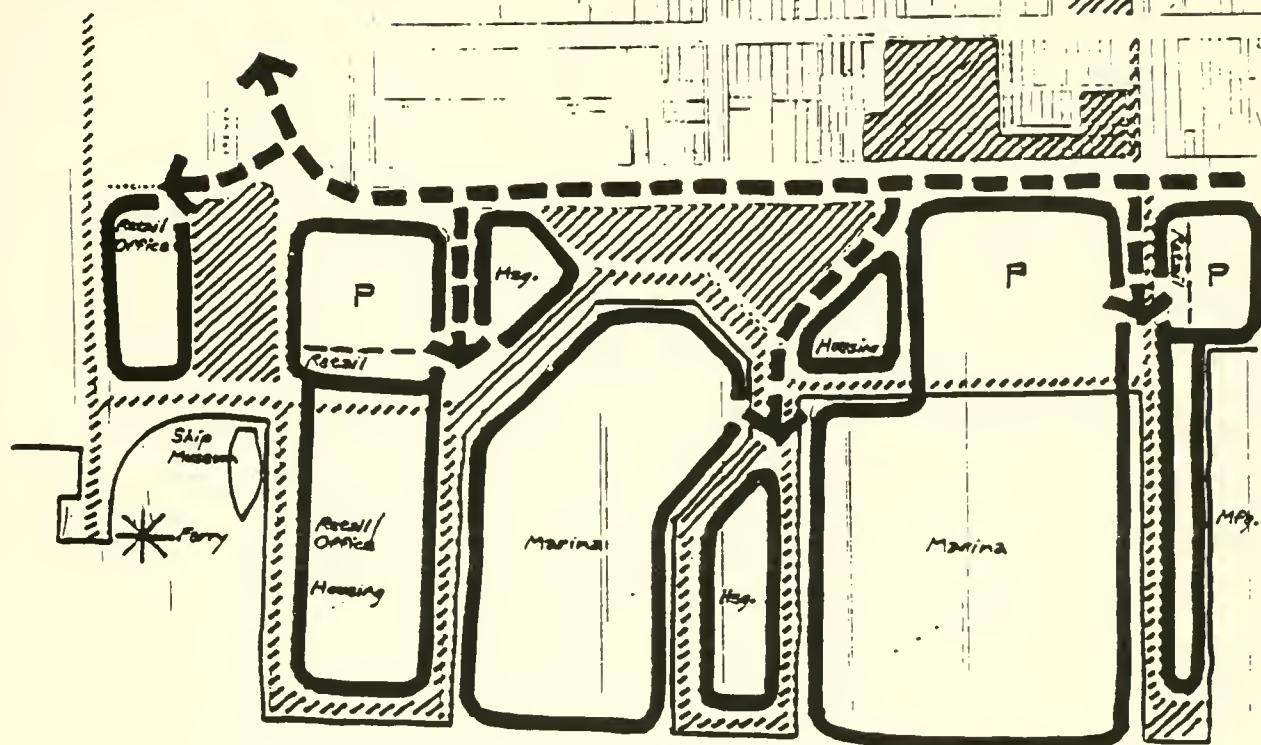


This alternative suggests a somewhat lower density development, surface parking, and a different arrangement of land uses on the site, including new development on Pier 1. The scheme calls for a total investment of from \$70 to \$95 million, results in the creation of about 1,200 new jobs, and generates about \$2.5 million in new tax revenue. Peak hour traffic generation is estimated at about 800 automobiles.

	<u>SCALE</u>	<u>DEVELOPMENT COST</u>	<u>TAX GENERATION</u>	<u>JOB GENERATION</u>	<u>WEEK DAY TR GENERATION</u>
FULL SERVICE MARINA	23 acres 300 boats	6 million	225,000	20	336
HOTEL/BOATEL	250	17.5 million	665,000	150	1,150
MARINE MANUFACTURING	150,000 SF	6.8 million	255,000	240	450
RESIDENTIAL 1,000 SF per DU	300,000 SF	15 million	255,000	15	1,200
FISHING INDUSTRY	150,000 SF	6.8 million	255,000	240	750
MARINE MUSEUM	10,000 SF	700,000	26,250	3	100
RESTAURANT	25,000 SF	1.8 million	67,500	..	..
RETAIL	80,000 SF	5.6 million	210,000	60	2,500
OFFICE	75,000 SF	5.3 million	198,750	160	800
PARKING	783 cars	1.17 million	438,750	300	548
PARKLAND ESPLANADE	1 acre	850,000	..	..	..
		68 million & site imp.	2,586,250	1,190	7,834



# Scheme C

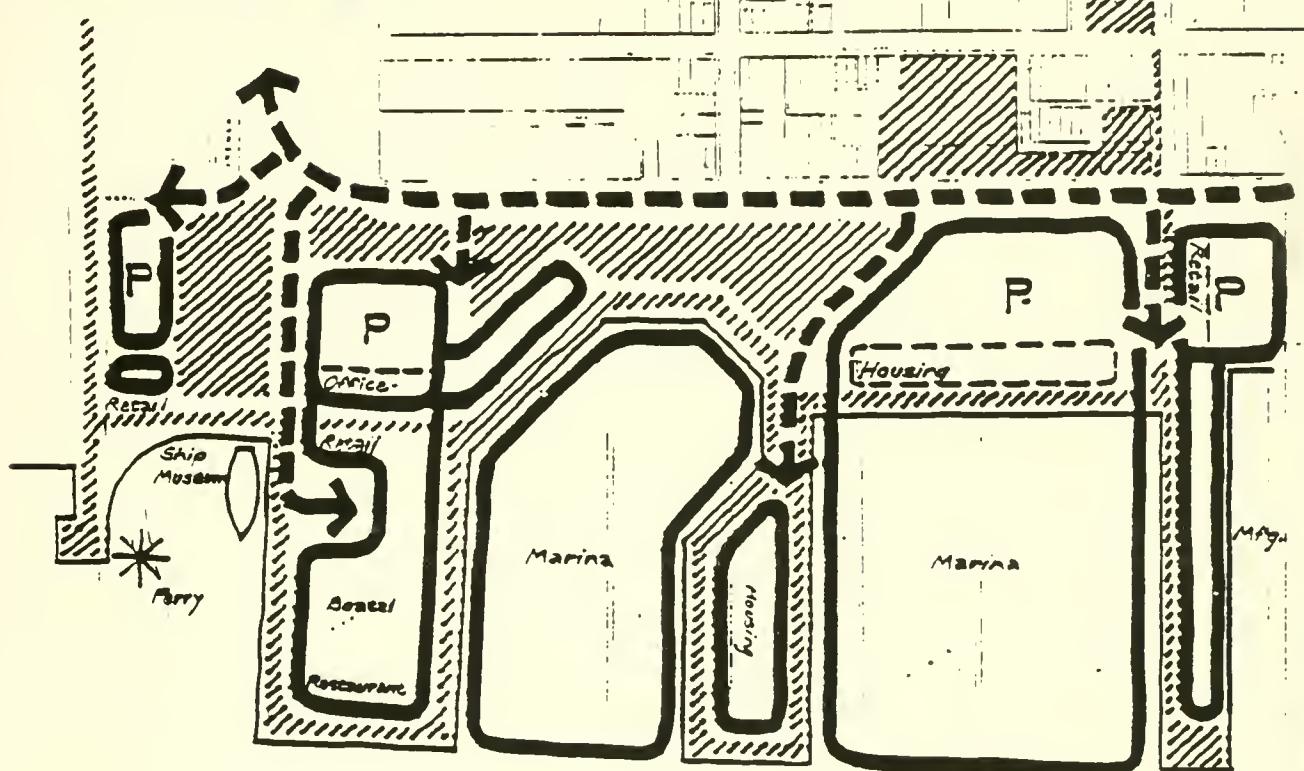


This alternative suggests a higher density development and rather substantial changes in the configuration of the shoreline. Significant amounts of new parkland and waterfront access are also suggested. Scheme C calls for a total investment of from \$150 to \$200 million, results in the creation of about 2,700 new jobs, and generates about \$4.8 million in new tax revenue. Peak hour traffic generation is estimated at about 2,700 automobiles.

	<u>SCALE</u>	<u>DEVELOPMENT COST</u>	<u>TAX GENERATION</u>	<u>JOB GENERATION</u>	<u>WEEK DAY TR GENERATION</u>
FULL SERVICE MARINA	23 acres 380 boats	7.6 million	285,000	25	426
HOTEL/BOATEL	450 rooms	31.5 million	1,181,250	265	2,070
MARINE MANUFACTURING	100,000 SF	4.5 million	168,750	160	300
RESIDENTIAL 1,000 SF per DU	725,000 SF	36.3 million	617,100	35	2,900
FISHING INDUSTRY	100,000 SF	4.5 million	168,750	160	500
MARINE MUSEUM	10,000 SF	700,000	26,250	3	100
RESTAURANT	25,000 SF	1.8 million	67,500	60	2,500
RETAIL	275,000 SF	19.2 million	720,000	550	2,750
OFFICE	350,000 SF	24.5 million	918,750	1,430	2,555
PARKING	1,140 cars	16 million	600,000	--	--
PARKLAND ESPLANADE	4 acres	3.4 million	--	--	--
		150 million \$	4,753,350	2,690	14,101



# scheme D



This alternative was developed in an effort to synthesize comments from the Project Advisory Committee concerning Schemes B and C. As in Scheme C, substantial changes to the shoreline are suggested, but with a somewhat lower density of development than in either Schemes B or C. This alternative calls for a total investment of from \$70 to \$95 million, results in the creation of about 1,000 new jobs, and generates about \$2.3 million in new tax revenues. Peak hour traffic is estimated at approximately 700 automobiles.

	<u>SCALE</u>	<u>DEVELOPMENT COST</u>	<u>TAX GENERATION</u>	<u>JOB GENERATION</u>	<u>WEEK DAY GENERATION</u>
FULL SERVICE MARINA	23 acres 380 boats	7.6 million	285,000	25	426
HOTEL/BOATEL	350 rooms	24.5 million	918,750	105	1,610
MARINE MANUFACTURING	80,000 SF	3.6 million	135,000	130	240
RESIDENTIAL 1,000 SF per DU	190,000 SF	9.5 million	161,500	10	760
FISHING INDUSTRY	30,000	3.6 million	135,000	130	100
MARINE MUSEUM	10,000 SF	700,000	26,250	5	100
RESTAURANT	25,000 SF	1.3 million	67,500	60	2,500
RETAIL	90,000 SF	6.3 million	236,250	180	900
OFFICE	54,000 SF	3.8 million	142,500	170	394
PARKING	~35 cars	4.9 million (283 structured)	183,000	--	--
PARKLAND ESPLANADE	4.5 acres	3.8 million	--	--	--



## VII. NEXT STEPS

As with any complex development, there are numerous issues which must be resolved. However, the PAC is confident that these issues are of manageable proportions and that their resolution can be achieved on a timely basis.

This interim report has outlined a basic development program which is the first step in realizing the potential for the East Boston piers. More definitive site and environmental planning must now take place to explore the full range of design and multi-use alternatives.

The alternative development concepts have been presented in a rough format to serve as a base for further discussion. No one reading this interim report should assume that any one of these concepts will necessarily emerge as the final development plan. During the next phase of the planning process, the Project Advisory Committee will continue to work on plan refinement and will explore the following types of issues in greater detail.

### 1. Engineering Studies and Infrastructure Condition Survey Needs

The PAC has reviewed the January, 1981, condition survey of the East Boston Marine Terminal prepared by Storch Associates under contract with the Massachusetts Port Authority. This multi-volume report highlights the work that needs to be done to protect further disintegration of the piers and to use the piers for various purposes emphasizing some of the additional information required. More detailed studies will be needed as the planning process continues and the PAC moves toward a development plan.

### 2. Funding Sources

No attempt has been made to date to identify possible funding sources or levels of public/private participation in the various development schemes. The PAC has, therefore, explored all possible uses against desired goals and was not constrained by funding programs or sources. This avoided slanting the development schemes and seemed appropriate in light of the uncertainty in federal, state and local programs.

### 3. Development Phasing or Site Parcelization

The Project Advisory Committee has not discussed any phasing of the development schemes or parcelization of the site. This will be analyzed in the coming months and included as part of the final development plan.



#### 4. Area-Wide Transportation and Circulation Problems

The development of the East Boston Harborside site will generate additional pedestrian, vehicular and harbor traffic. Because the PAC is still in the discussion stage regarding uses and the scale of any use on the site, it is difficult to project the transportation and circulation demands and impacts. Additional analysis will be required in order to better understand these impacts upon the site and adjacent residential neighborhoods in East Boston.



ATTACHMENT B



Memorandum

To: Project Coordinators  
From: Dick Garver 7:15  
Date: 20 July 1982  
Subject: Presentation on East Boston Piers

---

On Wednesday, July 28, at 3:00 P.M. Phil Zeigler and staff will make a presentation to the coordinators in the Board Room on the current plans for the East Boston Piers. He will be looking for your comments as well as providing you with information on this important project.

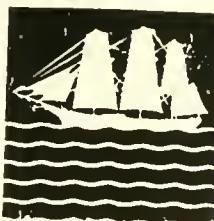
If you cannot attend, please inform Mary Baldwin.

Distribution List

Martha Bailey	ALEX
Bill Condo	CHEIC
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David Baker	
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Owen Donnelly	
John Sayers	
Bill Baker	
Arthur Reilly	
Maria Faria	
Josephine McCall	
Kim Robinson	
Jack Kennedy	
Cindy Wall	
Carole Mathieson	

bcc: Phil Zeigler, Charles Studen, Gary Brown ✓





East Boston  
Project Advisory  
Committee, Inc.

MEMORANDUM

TO: EAST BOSTON PROJECT ADVISORY COMMITTEE  
FROM: Jim Rose  
SUBJECT: FIRST GENERAL NEIGHBORHOOD MEETING OF THE EAST BOSTON PAC

The first PAC neighborhood meeting will be held at the Assumption Church Hall in Jeffries Point on Thursday evening, July 29, at 7:30 PM.

This meeting will give the neighborhood an opportunity to review and comment on our Interim Report and the schemes that have been developed for us by the Boston Redevelopment Authority.

As Chairman, I will make some opening remarks, but have asked the BRA to explain the process that we have been involved with and the resulting schemes. As a Project Advisory Committee member, you are urged to attend this meeting. It is important that all of us hear the comments that the neighborhood makes regarding the development of the piers.



EAST BOSTON PROJECT ADVISORY COMMITTEE  
 MEETING OF JULY 29, 1982  
 ASSUMPTION CHURCH.

<u>NAME</u>	<u>ADDRESS</u>
Magretta's	241 Maverick St. E.B.
Lillian Gells	103 Webster St. E.B.
Mrs. Jessie L. Kelleher	39 Hayes St. E.B.
Anna De Monge	12 Lamson St. E.B.
Patricia J. DiMare	95 Webster St. E.B.
Grace Zuccaro	196 Maverick St. E.B.
Julia DeLucia	73 Lubec St. E.B.
Ann DeLucia	68 Frankfort St. E.B.
Helen P. Hinbury	54 Orleans St. E.B.
Harris Comis	298 Maverick St. E.B.
<del>Isaac Kleine Comis</del>	298 Maverick St. E.B.
Joseph D. Dona	P.A.C.
Domingo Rose	P.A.C.
Albert Lengfeld Jr	P.A.C.





East Boston  
Project Advisory  
Committee, Inc.

## NEIGHBORHOOD MEETING

### WHAT IS BEING PLANNED FOR PIERS 1-5

THE EAST BOSTON PROJECT ADVISORY COMMITTEE WILL HOLD THE FIRST IN A SERIES OF NEIGHBORHOOD MEETINGS TO REVIEW AND RECEIVE COMMENTS ON ITS INTERIM REPORT AND ALTERNATIVE DEVELOPMENT SCHEMES FOR THE EAST BOSTON PIERS.

THIS MEETING WILL BE HELD ON JULY 29, 1982 IN THE ASSUMPTION CHURCH HALL AT 7:30 P.M.

THE BOSTON REDEVELOPMENT AUTHORITY WILL BE PRESENT TO EXPLAIN THE PLANNING PROCESS AND PRESENT AN OVERVIEW OF THE DEVELOPMENT CONCEPTS OUTLINED IN THE COMMITTEE'S REPORT.

ALL INTERESTED RESIDENTS ARE URGED TO ATTEND THIS IMPORTANT MEETING.



PRESS RELEASE

"THE FUTURE OF EAST BOSTON WATERFRONT TO BE DISCUSSED"

The East Boston Project Advisory Committee will hold its first of three open public meetings to discuss the possible future of the East Boston Piers. This important meeting has been scheduled for July 29, 1982, in the Our Lady of Assumption Church Hall, at 7:30 PM. All neighborhood residents are urged to attend.

In August of 1981, MassPort entered into an Agreement with the Boston Redevelopment Authority concerning the planning and development of the MassPort owned property in East Boston known as Piers 1-5. According to this Agreement, the BRA, with the full participation of a local Project Advisory Committee, is to undertake the planning and development for this important piece of waterfront property.

This meeting is being held to present an overview of the work that the Project Advisory Committee has done to date on the reuse of East Boston Piers 1-5 and receive comments on the various development alternatives as presented by the Boston Redevelopment Authority.



PRESS RELEASE

"IMPORTANT MEETING TO DISCUSS THE FUTURE OF EAST BOSTON'S  
WATERFRONT"

The East Boston Project Advisory Committee will hold two open public meetings to discuss the possible future of the East Boston Piers. The first meeting is scheduled for Sept. 15, 1982 in the East Boston Community School, 312 Border St. at 7:30 p.m. The second meeting is scheduled for September 20, 1982 at St. Lazarus Church Hall, 59 Ashley Street at 7:30 p.m. These meetings will be similar to the July meeting held at the Assumption Church, but are being scheduled to allow for a wider cross section of the neighborhood to become involved in the Committee's planning effort. If you were unable to attend the July meeting it is important that you make an effort to attend on September 15 or September 20.

In August of 1981, MassPort entered into an Agreement with the Boston Redevelopment Authority concerning the planning and development of the MassPort owned property in East Boston known as Piers 1-5. According to this Agreement, the BRA, with the full participation of a local Project Advisory Committee, is to undertake the planning and development for this important piece of waterfront property.

These meetings are being held to present an overview of the work that the Project Advisory Committee has done to date on the reuse of East Boston Piers 1-5 and receive comments on the various development alternatives as presented by the Boston Redevelopment Authority.



WEDNESDAY, JULY 21, 1982

## Spirit Of Public Pride

There is a little better place to live and work in as a concerted efforts of community, civic, and business units of months of planning are immediately apparent through Maverick Square.

The repaired benches, the colorful banners and (for the) the absence of trash and litter are striking evidence which has been launched to "Keep Eastie Clean." July 10th, over 250 volunteers from all over East Boston came to make this first step in the new "Keep Eastie Clean" tremendous success. It will take the cooperation of the city, however, if this effort is to succeed in the long run, the clean-up sponsors simply put is that "pride breeds of city funds for cleaning had left the square in com-

air. or people to be careless and litter. Even if people here were no receptacles for their trash. The time had

never looked better. It is a pleasant place to sit. The key for everyone will be to keep it that way. At this printing the square is alive and well. We urge our business to see that it stays that way. Show that

shops and individuals who participated in the clean-up ended for their efforts. Don't let them down.

## Picked Locals Appointed to Vision Task Force Team

Meeting of the Harbor Cable Task Force on Wednesday under Bill Conroy. This will be a meeting with the Task Force. Chief Engineer systems, made a strong Boston's its capabilities. Director of Services at Bunker College, gave a presentation of how its equipment

Reverend Gaetano Carvelli; Ron Catena; Anna DePozzo; Mark DiCicco; Worth Douglas; Jack Edwards; Howard Gammie; Joseph Giarruccia; Peter Ingberman; Michael Laurano; John McCarthy; Diane Modica; David Nelson; Thomas Nata; Louise Odoroki; Marie Palmieri; Marc Sardina; James Taylor; Sal Venecchia.

ng of the Task Force the Harborside Center on June 30. Deputy Mayor, up and discuss the Task Force in designing programming of in-store residents. independent member of the Access and Foundation's members, made a positive community

## Resurrection Of Local Piers To Be Discussed Openly - Public Invited

The East Boston Project Advisory Committee will hold its first of three open public meetings to discuss the possible future of the East Boston Piers. This important meeting has been scheduled for July 29, 1982, in the Our Lady of Assumption Church Hall, at 7:30 p.m. All neighborhood residents are urged to attend.

In August of 1981, Massport entered into an Agreement with the Boston Redevelopment Authority concerning the planning and development of the Massport owned property in East Boston known as Piers 1-5. According to this Agreement, the BRA with the full participation of a local Project Advisory Committee, is to undertake the planning and development for this important piece of waterfront property.

"The best answer to anger is silence." German proverb

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Wed: 9-12	Thu: 10-12, 2-5
Fri: 9-12	Sat: 9-12

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# WHAT'S HAPPENING

## CALLS TO ACTION

### COLUMBUS DAY ACTIVITIES

The Chief Marshal of the East Boston Columbus Day Celebration has appointed Fred Sturzus as the Civic Chairman of the Celebration Committee. A very fine schedule has been arranged and citizen participation is urgently requested. It is the wish of the committee that the children and adults of East Boston will have a fine time. The committee is pushing to the fact that if other communities like South Boston and Charlestown run successful parades, so can Eastie. The committee is looking for help in preparing the Columbus day festivities. If you can help, committee members suggest that you attend meetings every Monday night at 8 p.m. at the ITAM hall next to the Post Office.

### INDEPENDENCE NOW

The Independence from Boston Committee meets every Thursday evening at 7:30 p.m. at the Central Sq. Social Center. These meetings cover subjects of interest, movements, and accomplishments relative to the idea of East Boston's independence from Boston. Interested East Boston residents are invited to attend.

### NO NUCLEAR WASTE

Residents of East Boston have joined residents of Chelsea and Wintrop in collecting signatures throughout local neighborhoods for the second petition drive for the Mass Nuclear Referendum Campaign. The referendum, which will be on the statewide ballot for Nov. 2, will allow voters to directly approve or reject plans for the construction of a waste dump for low-level radioactive waste produced by nuclear power plants and nuclear industries. The measure will not affect facilities for the disposal of medical or biomass wastes. Community coordinators like Gail Miller of East Boston have helped the campaign collect 83,000 signatures. People who want to help with the campaign should contact the statewide office in Jamaica Plain at 522-8150.

### RESEARCH VOLUNTEERS

The Metropolitan Boston Chapter of the American Cancer Society has announced the need for 2,750 research volunteers to start the Society's Cancer Prevention Study which starts in September. The National study will address a major health concern: what factors are related to cancer and how can this disease be prevented. The study will look at American lifestyle-food consumption, the use of products and working conditions to see if there have any bearing on cancer and other diseases. Individuals interested in joining the American Cancer Society as research volunteers are asked to contact the Society at 247 Commonwealth Ave., Boston, MA 021-2680.

### WATERFRONT FUTURE

The East Boston Project Advisory Committee (PAC) for the East Boston Pier will hold the first of three open public meetings to discuss the possible future of the Pier. This important meeting has been scheduled for July 29, in the Our Lady of Assumption Church Hall, at 7:30 p.m. All neighborhood residents are urged to attend. In August, 1981, Massport entered into an agreement with the Boston Redevelopment Authority concerning the planning and development of the Massport-owned property in East Boston known as Pier 1-6. According to this agreement, the BRA, with the full participation of a local PAC, is to undertake the planning and development for this important piece of waterfront property.

This meeting is being held to present an overview of the work that the PAC has done to date on the reuse of East Boston Pier 1-6 and receive comments on the various development alter-

Gary R. Brown at 722-4300 x248 if you have any questions.

### REFUGEE TASK FORCE MTG.

A Southeast Asian Refugee Task Force will meet on Tues. evening, August 3 at 7:30 p.m. at Our Saviour's Lutheran Church of Merrimac Square at 28 Paris St. Everyone who is interested in learning more about Southeast Asian refugees is welcome to attend. For more information call 567-1173.

### REBUILDING GCN

On July 7 the Gay Community News office in Boston was virtually destroyed by fire. GCN is looking for donations of money and office supplies to rebuild and continue its tenth year of publication. Send donations to GCN, c/o Glad, 2 Park Sq., Boston, MA 02116. If you would like to donate office supplies or for more information please call 426-1350.

## ARTS AND ENTERTAINMENT

### APAC DAY CAMP

Applications for Summer Day Camp are still available at East Boston APAC located at 21 Merritton St. Parents wishing to enroll their children in day camp may do so daily, Mondays through Fridays 9 a.m. to 4 p.m. Space is limited, so apply now! The program is free.

### LIBRARY FUN

Summer library activities for children at the East Boston Branch of the Boston Branch of the Boston Public Library, 276 Merritton St. (near Central Sq.), will begin the week of June 26. Children who join the Summer reading club may report on the books they read and then record the titles on a bookmark which will be on public display. At the end of summer activities will be presented to all participants. The best time to report on books is in the afternoon, any weekday between 2 and 4 p.m. There will also be a group program on Friday mornings at 10:30 a.m. for children ages 6 to 12. No registration is necessary. Activities will include drama, story-telling, singing, and game performances. All library services are free. For more information please call Lorraine G. LePage at 548-0271.

### FLANO LESSONS

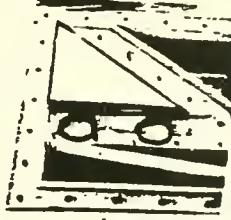
The East Boston Harborside Community School is offering piano lessons for individuals during Wednesdays. Times will be arranged between instructor and student. These lessons are for students of all levels, so if you are a beginner or advanced player come and take lessons in your own neighborhood. For more information call

### PEOPLE'S PEACE FAIR

A large number of groups representing economic justice, peace and civil rights will sponsor a Second Annual People's Peace Fair on Sat., August 7 from noon until 5 p.m. on the Charles Street side of the Boston Commons. That day is the anniversary of the US bombing of Hiroshima and Nagasaki, the only case in which nuclear weapons were used directly on a human population. The fair will feature crafts, dances, theater, literature tables and food. Admission is FREE and refreshments will be available. The fair is wheelchair accessible and there will be signs for the hearing impaired. Speakers during the day include Judge Margaret Bushman, Felix Arroyo and Justice Shabazz. For more information please call Mobilization for Survival at 334-0006.

### READING OLYMPICS

The Mass. Bay chapter of the March of Dimes Birth Defects Foundation recently awarded medals to dozens of East Boston children who participated in the organization's Reading Olympics program. The program started in Boston last spring and is sponsored by the Newsweek in the Classroom department of the Boston



## Mystery Photo!

Mr. Albanese's store at 591 Saratoga St. were such a familiar landmark that a lot of people identified our last Mystery Photo. The steel hoops that form the bannisters used to be wagon wheels with bright red wooden spokes. The winners are: Sheila Millenick, Dennis Turner, Michaeline Hancock, Keith LaFlamme, Nunzio Palladino, Marty Manoff, Muriel M. Page, Deanne Hancock, Kathie Johnson, Tony Battaglia, David Cronin, Kathryn Walsh, Frank Delisi, Rose Russo D'Agostino, Marie DiColaferro, Kim MacDonald, Edward Cardozo, Gail Cintolo, Anna Trask, Frank & Kenny Turco, and Rachel Magoun. If we showed you anymore of this issue's Mystery Photo you'd all come rolling right in with the answer. Call 567-7884 to identify it.

information call Dan Murphy at 567-0508 or Deanne Murphy at 282-1234 x. 238.

### RECREATION ON WHEELS

Boston Parks and Recreation's newest program, "Recreation on Wheels," will be rolling onto local playgrounds for eight weeks this summer. The nine foot trailer will be visiting two neighborhoods a day free of charge. The trailer will be staffed by four recreation specialists who will lead tours in games, arts and crafts, and more. July will feature "Space Invasion." Children are encouraged to come in costume as their "favorite cartoon" and there will be extra-terrestrial fun. In East Boston the Recreation on Wheels Trailer will be at Noyes Park from 9 a.m. to 12 noon and at the East Boston Stadium from 1 to 4 p.m. For more information please call Diane Karmay at 726-3238.

## ELDERLY

### ELDERLY JOB MATCH

The city's Task Force on Elder Employment has tried to bring together potential employers and senior employees in an attempt to reduce age discrimination in the Boston area. A Job Match service for senior citizens who wish to return to the work force and supplement their income, matches a number of older persons available, skilled, and actively looking for employment, along with a corresponding registry of employers and their requirements. Prospective employees and employers are invited to contact the Job Match at 725-3394. Ask for Phil Gold.

## SPECIAL NOTES

### MORE FUEL AID

Some of the 14,000 Boston households which did not receive their full benefit level under the state's fuel assistance program may be getting additional aid to pay their overheat oil and utility bills. An additional \$3 million for energy costs assistance to aid the state's poor was included in the deficiency budget passed by the Senate and House recently. This deficiency budget could help households that faced utility shutoff. If you would like to learn more about this funding please call Judy Marwitz or Marcia Flatt at 282-3284.

### SUMMER TEEN EMPLOYMENT

This summer parks in East Boston and Chelsea will be cleaned by teenagers from these two communities. STEPS, the Summer Teen Employment Program, is a joint effort of Care About Now in Chelsea and the Harborside Community School in East Boston. It employs approximately 30 teenagers aged 14 to 18 for an eight week period. The purpose of STEPS is two-fold: to employ area teenagers, and to make recreational areas safer and more attractive. The work at each site consists of removing trash and broken glass and trimming weeds and bushes. For any suggestions regarding clean-up sites please contact STEPS at 567-6900.

### NO LEBANON AIR MAIL

Because of a lack of air transportation, the US Postal Service has suspended all air mail



# CHOOSING A PLAN FOR EAST BOSTON'S PIERS

*Boats and cars, taxes and traffic*

by JOANNE CICCARELLO

**F**our development schemes have been devised by the East Boston Project Area Committee (PAC) to plan uses for the East Boston piers 1-5. According to Boston Redevelopment Authority (BRA) planner Gary Brown, these plans are far from final, but represent what the PAC has been working towards for the past few months. Said Brown, "This is an interim report to codify what the community has been discussing."

A copy of the report will be sent to the Massachusetts Port Authority (Massport) and the BRA, however neither agency will have to vote on the document. According to Brown, this document "sets the stage" and represents the direction in which the PAC is going.

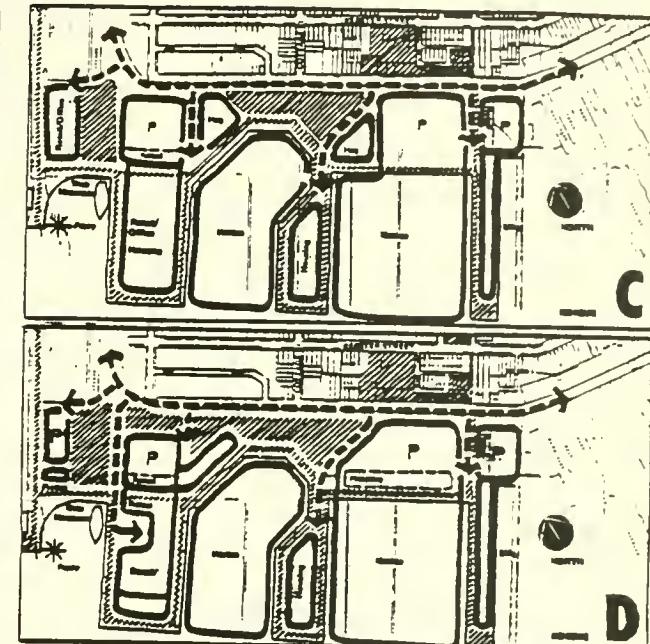
The PAC, which was selected by members of the Massport board and the BRA, is a group of community people working as an advisory group while the BRA is developing the Massport-owned pier. Massport and the BRA entered into a seven-year agreement on August 28, 1981, in which the BRA has responsibility for planning and developing the piers with Massport approval. The clause that allowed a community group to work with the BRA in planning the site made the agreement unique.

Representing various constituencies, such as City Hall, local politicians, and community groups, the PAC has created a list of ten goals they would like to see the project fulfill. The goals include

generating more jobs for East Boston residents, generating taxes, expanding housing opportunities, improving the physical appearance of East Boston, expanding transportation options, integrating this development with other Boston Harbor activities, integrating the cultural and historical aspects of East Boston, and providing commercial space and recreational areas.

The four schemes fulfill these goals in various ways, however all contain the same basic land uses. These include a marina, a hotel or boathouse, marine manufacturing, housing, retail space, office space, parking, access to the waterfront and public open space. According to the report, titled "East Boston Harbor Side," "The differences ... relate to the amounts, densities, and distribution of these preferred land uses over the 56 acre-site."

The higher density plans, such as schemes A and D, provide more jobs and much more in tax revenue than the other two plans. They also create the most traffic and will cost more to build, however. At a cost of \$90-120 million dollars, scheme A would generate \$3 million in tax revenue, create 2,500 new jobs and increase traffic by approximately 1,000 automobiles. Scheme C, the most dense and ambitious of the four ideas, would cost \$120-200 million while generating \$4.3 million in tax revenue, 2,700 new employment opportunities would be created and traffic at peak hour would rise to about 2,700 cars. According to the report, "This alternative suggests a higher density development and rather



substantial changes in the configuration of the shoreline."

Schemes B and D are the more moderate suggestions. Idea B would include surface parking generating about 800 more cars into the area. The cost of development would be \$70-95 million and generate \$2.5 million in tax revenue, while creating 1,200 new jobs. Scheme D, the most modest idea, would include the same changes in the shoreline as in scheme C, however, this alternative would cost \$70-95 million, create 1,000 new jobs, generate \$2.3 million in tax revenue, and increase traffic generation by only 700 cars.

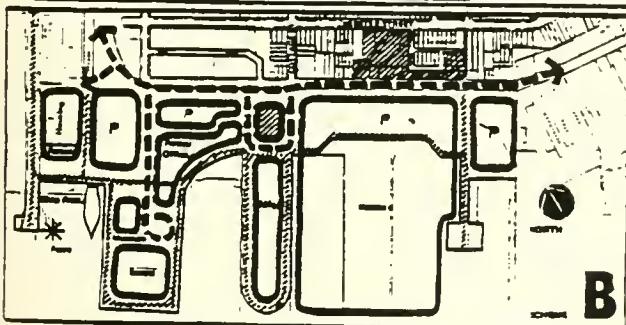
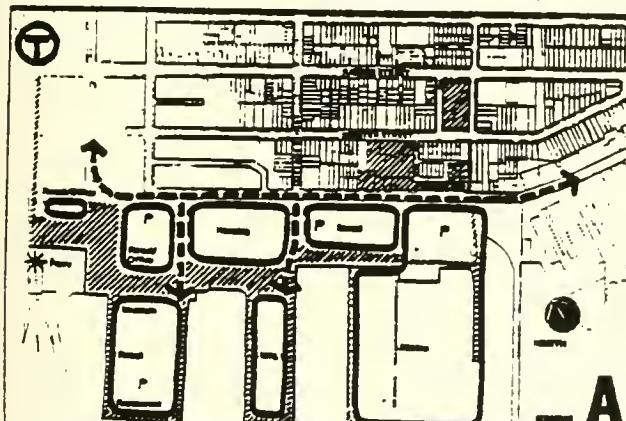
Before actual development can begin, engineering studies must be completed, funding resources must be found, actual development schemes must be developed. Transportation problems, which are already critical in East Boston, must also be studied in depth. And, of course, Massport must approve of the final development plans.

However, the interim report serves as a forum for the PAC and

the community. According to Brown, the PAC is using the document as a "method of going public." The PAC now hopes to get input from the various community groups.

According to PAC member Alice Christopher, "It's for the public's consumption. We hope to put a slide show together that community groups can use for special showings." The PAC would also like to have public meetings to present ideas and gather feedback. Said Christopher, "Once you share information, you incorporate other ideas into your own viewpoint. Perhaps we've overlooked something. I'm looking forward to that—using others as resources."

While Christopher said she is disappointed that more residents did not attend the weekly PAC meeting held in the Pier 1 shed, at 4 p.m. on Thursdays, she hopes this attempt at community outreach will be successful. Said Christopher, "I think what happens with the piers will determine the future of East Boston."

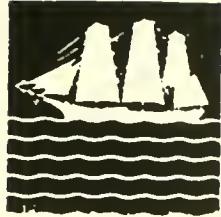


**OPTIONS** — The four development "schemes" on this page are the proposed design alternatives for East Boston's Piers 1-5 presented in an Interim Report by the Boston Redevelopment Authority for the local Project Advisory Committee. The areas labeled with a large "P" represent parking spaces.

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Potato Chips • Popcorn





East Boston  
Project Advisory  
Committee, Inc.

MEMORANDUM

TO: EAST BOSTON PROJECT ADVISORY COMMITTEE  
FROM: Jim Rose  
SUBJECT: SECOND GENERAL NEIGHBORHOOD MEETING OF THE EAST BOSTON PAC

The second PAC neighborhood meeting will be held at the East Boston Community School at 312 Border St. on Wednesday evening September 15, 1982 at 7:30 p.m.

This meeting will give the neighborhood an opportunity to review and comment on our Interim Report and the schemes that have been developed for us by the Boston Redevelopment Authority.

As Chairman, I will make some opening remarks, but have again asked the BRA to explain the process that we have been involved with and the resulting schemes. As a Project Advisory Committee member, you are urged to attend this meeting. It is important that all of us hear the comments that the neighborhood makes regarding the development of the piers.



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will accept cat. \$375

3 RM. BASEMENT—Modern Caruso Farm area \$425

2 BEDRM.—Rent with option to purchase. \$350-\$44,900  
MAUDEN ST.—4 lge. rms., conv. to busline, \$475

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BRAND NEW—2 bedrm. apartment walk to beach.  
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## EAST BOSTON

DAY SQ. AREA—Chelsea St., 5 rms., 3rd floor,  
modern. \$300

1 Bedrm. Penthouse w/patio, avail. now.  
\$375

FOR RENT

FOR RENT—4 rms., 3rd flr.,  
new carpet, porch, all rooms,  
p.s., new cab. kitchen, stove for  
heating, 2 pc. bath, screen windows,  
no small children, no  
pets—also 5 rms. 2nd flr., gas/  
gas stove. \$20-6233

FOR RENT—5½ rms., no pets,  
adults, ref. req., sec. dep., call  
after 5 p.m. 567-6277

FOR RENT—4 rms., 3rd flr., lge.  
carpet, porch, mod. cab. kit.,  
stove, new wood. bath, gas heat  
by furnace, adults, no pets, sec.  
dep. & ref., \$60-3742

FOR RENT—5½ mod. rms., 1st  
flr., stove, ref., sec. lge. bathrm.,  
w/w, pet. included heat, call 377-  
2788 or 377-6028

FOR RENT—O.H. 1 bedroom,  
mod. apt., avail. Sept. 15th, \$225.  
no ext. heatd., 320-3725 or 246-2803

FOR RENT—4 rms. rms., 1st  
flr., stove, Star of Sea Parish,  
sec. dep. req., 223-4730

FOR RENT—4 rms. apt., stove,  
mod. bath. 1st and last months  
rent req., \$60-6268

FOR RENT

FOR RENT—Princeton St., 2  
mod. rms. apt., full bath, w/w  
cab., comp. w/stove & frig., all  
ext. heatd., sec. dep. req., call  
567-1328

FOR RENT—4 rms., cleaner  
cpl. only, all cleaned and  
remodeled, call 567-4440 days or  
567-2337 even.

FOR RENT—5 rms., on baseline  
lge. porch, room-mod., middle  
aged cpl. only, no pets ready  
Oct. 1st, call 567-6235

FOR RENT—BEAUTY SHOP,  
BENNINGTON ST., FULLY  
EQUIPPED \$65-6262

FOR RENT—7 rms. store-mod.  
apt., \$260 per mo. 568-3146

FOR RENT—4 rms., 1st flr., all  
mod. heat, hot water gas \$450.  
mo. 348-6462

FOR RENT—3 rms., w/wave,  
cab. kitch., 2 pc. bath, sec. dep.  
req., adults, no pets Eagle Hill  
call, 567-4100

FURNISHED ROOMS

FURN. RMS.—Basement Apt. 3  
1st. rms., \$1.00 per week, gas  
light included, call 568-6730

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FOR SALE—Apt. size refrig.,  
G.E. heavy duty elec. dryer, 14  
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ALSO REPAIR APPLIANCES.  
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drawers, triple mirror dresser, side  
table, 2 yrs. old, \$1,000 or \$2,000.  
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FOR SALE—1970 Chevrolet  
Malibu, 4/6-9/6, radials, runs  
and good. \$200. firm, call 568-  
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FOR SALE—APPLIANCES  
FOR SALE—Washer, dryer,  
fridge, stove, air conditioner,  
call 567-3200

FOR SALE—White refrig.  
\$100.00 call 568-6730

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Refrigerators, washers, dryers,  
seams, & freezers. Guaranteed  
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repairs. ABLE APPLIANCE  
SERVICE, 224-3700.

FOR SALE—Apt., size refrig.,  
G.E. heavy duty elec. dryer, 14  
seam washer, good cond. WE  
ALSO REPAIR APPLIANCES.  
CALL 568-6174

FOR RENT

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Harbor View, porch, 2  
heating stoves, 2nd flr.,  
security deposit. Adults,  
no pets, references.

567-1880 for appt.

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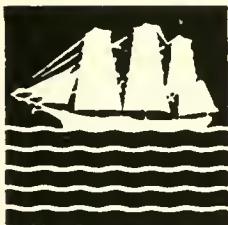


## AGENDA

EAST BOSTON PROJECT ADVISORY COMMITTEE  
EAST BOSTON HARBORSIDE COMMUNITY SCHOOL  
WEDNESDAY, SEPTEMBER 15, 1982  
7:30 p.m.

- I. INTRODUCTORY REMARKS BY THE CHAIRMAN
- II. SUMMARY OF MASSPORT/BRA AGREEMENT AND REVIEW OF BRA/PAC PLANNING PROCESS
- III. SUMMARY OF PAC INTERIM REPORT
- IV. OVERVIEW OF ALTERNATIVE DEVELOPMENT CONCEPTS
- V. COMMENTS AND DISCUSSION

The East Boston Project Advisory Committee and the Boston Redevelopment Authority are most interested in your comments regarding the planning efforts to date and the development schemes that will be presented tonight. If you have any comments, let us know.



East Boston  
Project Advisory  
Committee, Inc.

Post Office Box 185,  
Boston, Massachusetts, 02128-0185

**Boston  
Redevelopment  
Authority**

1 City Hall Square  
Boston, Massachusetts 02201  
(617) 722-4300

Attention: Gary R. Brown



EAST BOSTON PROJECT ADVISORY COMMITTEE

MEETING OF SEPTEMBER 15, 1982

EAST BOSTON HARBORSIDE COMMUNITY SCHOOL

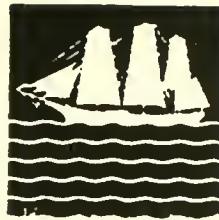
NAME

ADDRESS

Charles Stulen  
Alice Boelter  
Gary R. Brown.

SAI  
Massport  
BRA





East Boston  
Project Advisory  
Committee, Inc.

MEMORANDUM

TO: EAST BOSTON PROJECT ADVISORY COMMITTEE  
FROM: Jim Rose  
SUBJECT: THIRD NEIGHBORHOOD MEETING OF THE EAST BOSTON PAC

The third & final PAC neighborhood meeting on the Interim Report will be held at the St. Lazarus Church Hall, 59 Ashley St. East Boston on Monday evening, September 20, 1982 at 7:30 p.m.

This meeting will give the neighborhood an opportunity to review and comment on our Interim Report and the schemes that have been developed for us by the Boston Redevelopment Authority.

As Chairman, I will make some opening remarks, but have again asked the BRA to explain the process that we have been involved with and the resulting schemes. As a Project Advisory Committee member, you are urged to attend this meeting. It is important that all of us hear the comments that the neighborhood makes regarding the development of the piers.



# Boston Redevelopment Authority

September 8, 1982

Fr. Mario Albanese  
St. Lazarus Rectory  
59 Ashley Street  
East Boston, MA 02128

Dear Fr. Mario:

The Boston Redevelopment Authority has been providing Technical Assistance to the East Boston Project Advisory Committee on the planning and development of the East Boston Piers. This Committee is made up of 18 East Boston Residents who are conducting 3 open public meetings to discuss there interim report and various development schemes.

The possibility of having a meeting at the St. Lazarus Church Hall was dicussed and prompted my recent request to you regarding its use. The date of the anticipated meeting is Monday September 20th. The suggested time is 7:30-9:30. Attendance is expected to be about 30-45 area residents.

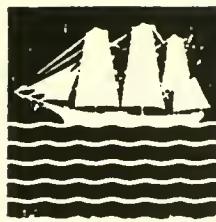
It would be greatly appreciated if the Church would permit the PAC to use the Hall for this important meeting. I have enclosed a copy of the anticipated agenda and interim report for your review and shall call you Friday to discuss the meeting in more detail.

Thank you for your assistance.

Sincerely,

  
Gary R. Brown





East Boston  
Project Advisory  
Committee, Inc.

MEMORANDUM

TO: EAST BOSTON PROJECT ADVISORY COMMITTEE  
FROM: Jim Rose  
SUBJECT: IMPORTANT CHANGE IN DATE OF THE THIRD PUBLIC OPEN MEETING AT ST. LAZARUS CHURCH

The date of the third public open meeting at St. Lazarus Church Hall has been changed at the request of the church from MONDAY EVENING, SEPTEMBER 20, 1982 at 7:30 p.m. to TUESDAY EVENING, SEPTEMBER 21, 1982 at 7:30 p.m. Please make every effort to attend.

The next regular scheduled PAC meeting is still scheduled for Thursday, September 23, 1982 at the Pier one shed at 4:00 p.m. As a PAC member your attendance is very important. Please mark this date on your calendar. The agendas will include a discussion of the open meeting process and the project work program for the next 12 months.

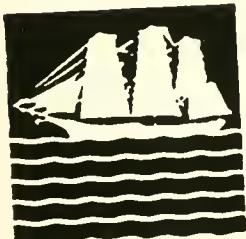


AGENDA

EAST BOSTON PROJECT ADVISORY COMMITTEE  
ST. LAZARUS CHURCH HALL  
TUESDAY SEPTEMBER 21, 1982  
7:30 p.m.

- I. INTRODUCTORY REMARKS BY THE CHAIRMAN
- II. SUMMARY OF MASSPORT/BRA AGREEMENT AND REVIEW OF BRA/PAC PLANNING PROCESS
- III. SUMMARY OF PAC INTERIM REPORT
- IV. OVERVIEW OF ALTERANTIVE DEVELOPMENT CONCEPTS
- V. COMMENTS AND DISCUSSION

The East Boston Project Advisory Committee and the Boston Redevelopment Authority are most interested in your comments regarding the planning efforts to date and the development schemes that will be presented tonight. If you have any comments, let us know.



East Boston  
Project Advisory  
Committee, Inc.

Post Office Box 185.  
Boston, Massachusetts. 02128-0185

**Boston  
Redevelopment  
Authority**

1 City Hall Square  
Boston, Massachusetts 02201  
(617) 722-4300

Attention: Gary R. Brown



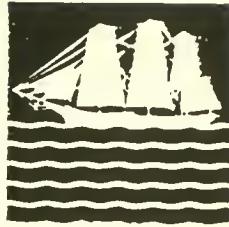
EAST BOSTON PROJECT ADVISORY COMMITTEE  
MEETING OF SEPTEMBER 21, 1982  
ST. LAZARUS CHURCH

<u>NAME</u>	<u>ADDRESS</u>
Grace Lee Proctor	12 Lawrence St E/B
Pauline Lomato	54 Lincoln St E/B
George P. Burke	6 Brainerd St E/B
Karla Shidell	BRA
Donald J. Skalnik	BRA
Alice Boelter	Maspeth
Ray Ferullo	23 Haynes St E/B
William Ferullo	23 Haynes St E.B.
Joseph Hogg	177 Webster St. E/B
Lorraine Faith	133 Copley St. E.B.
George DeFerrey	2 Montmorenci Ave



# Boston Redevelopment Authority

1 City Hall Square  
Boston, Massachusetts 02201  
(617) 722-4300



East Boston  
Project Advisory  
Committee, Inc.

Post Office Box 185,

East Boston, Massachusetts 02128-0185

September 22, 1982

The Reverend Mario Albanese  
St. Lazarus Church Rectory  
59 Ashley St.  
East Boston, MA 02128

Dear Father Mario:

The Boston Redevelopment Authority and the East Boston Project Advisory Committee would like to express its appreciation for the use of your hall last Tuesday evening.

The meeting was scheduled to provide a forum at which local residents could review and discuss the future of the East Boston Piers. It is unfortunate that our attendance was not larger. However, it is important to provide Orient Heights residents the opportunity to become more familiar with the planning process now underway.

Again, thank you for your kindness and help in our efforts to involve the broader community in the planning for the East Boston Waterfront.

Sincerely,

Gary Brown

Gary Brown, BRA

Jim Rose

Jim Rose, PAC



MEMORANDUM

October 4, 1982

TO: EAST BOSTON PROJECT ADVISORY COMMITTEE  
FROM: Jim Rose, Chairman  
SUBJECT: NEXT PAC MEETING

Enclosed for your review are the minutes from the PAC meeting of September 23, 1982.

The BRA has informed me that the meeting scheduled for October 7, 1982 has been postponed and will be rescheduled shortly. I will let you know as soon as the date is set.



EAST BOSTON PROJECT ADVISORY COMMITTEE

Meeting of September 23, 1982

MEMBERS:

FOR THE EAST BOSTON PAC

Present:

Anna DeFronzo  
George DiLorenzo  
Lucy Ferullo  
Mary Ellen Welch  
Evelyn Farnum  
Joseph Mara  
Charles Welch

Absent:

Emilio Favorito  
Albert Lombardi, Jr.  
James Rose  
Benito Tauro  
James Dorgan  
Alice Christopher  
Joseph Wardell  
Mario Umana  
Robert Travaglini  
William Manning

FOR THE BRA

Present:

Gary Brown  
Emel Derbentli

FOR MASSPORT

Present:

Norm Faramelli  
Alice Boelter

OBSERVERS

Blossom Hoag  
William Ferullo

In the absence of Chairman Jim Rose and Vice Chairman William Manning, the meeting was called to order by Gary Brown at 4:35 PM. Without a quorum, informal discussion of several issues took place.

Mary Ellen Welch began the discussion on what the main topics raised at the open public meeting were. At the Jeffries Point meeting, she felt that the most concern was expressed about the height of any development and the traffic the various schemes would generate.

Lucy Ferullo stated that some area residents questioned why, in all the schemes, the higher elements were all near Pier One instead of the Rockies where the residential neighborhood is on a hill.

Gary Brown and Alice Boelter reminded the PAC that the schemes were generated in such a fashion, at the request of the PAC, to encourage people to use public transportation and possible ferry service in addition to its proximity to an existing commercial center.



Anna DeFronzo suggested that greater care be taken in the future regarding terms used. She indicated that some confusion had been expressed about the term "trailer parking".

A discussion then took place about the low attendance at the Eagle Hill and Orient Heights meetings as well as the lack of attendance at this meeting of PAC members.

It was suggested that the importance of attending the PAC meetings be emphasized to all members and that the PAC publicly advertise all future meetings.

Also discussed was the possibility of changing some of the PAC meetings to evening hours in order to allow attendance of people who work during the day and find late afternoon meetings inconvenient.

It was decided that these issues should be brought to a formal vote at the next PAC meeting when a quorum is present and that the PAC should discuss implementing the bylaws regarding meeting attendance.

Gary Brown then distributed a suggested outline of topics to be discussed at future PAC meetings and laid out a work program for the next year. This work program emphasized the information needed and tasks remaining in order to successfully complete the required Master Plan and Development Plan.

Lucy Ferullo asked if there was any requirement to present the PAC's ideas to the Massport Board before coming up with a final Development Plan.

The PAC was informed that there was no such requirement but the group could present its ideas to Massport if it desired to do so. It was added that PAC might in fact want to make a presentation at a point when the preliminary Master Plan and/or Development Scheme is nearing completion.

Mary Ellen Welch suggested that more emphasis be placed on Maritime activities in all future PAC work and that inclusion of such activities be fully explored.

George DiLorenzo brought up the need for possible security of any development that is to occur and urged the PAC to keep this in mind.

The information required in the Development Plan was then presented in addition to a suggested outline by chapter and section, of how that plan might be drafted. Discussion followed regarding parcelization and the role of the PAC, BRA and any development entity.

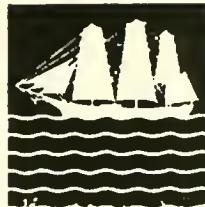
The need for the PAC to be sensitive to what is happening in other parts of East Boston, the city, and the region was discussed. The idea of a hotel/boatel was used as an example - Does East Boston



need another, does the harbor need a specially designed facility, does the city want another hotel and is this the optimum location, etc. The idea of ferry service was also brought up. It was agreed that these and other issues must be more fully explored as the planning process continues.

There being no further discussion, the meeting adjourned at 5:45 PM.





East Boston  
Project Advisory  
Committee, Inc.

MEMORANDUM

25 October 1982

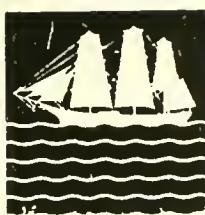
TO: EAST BOSTON PROJECT ADVISORY COMMITTEE  
FROM: JIM ROSE, PRESIDENT  
SUBJECT: ANNUAL MEETING AND ELECTION OF OFFICERS  
SCHEDULED FOR NOVEMBER 18, 1982

According to the bylaws, the Annual Meeting of the Project Advisory Committee is to be held the second Thursday in November. However, since that day is a legal holiday (VETERANS DAY), the Annual Meeting and election of officers will take place on November 18, 1982 at 4:00 P.M. in the Pier One shed.

At this meeting a President, Vice President, Treasurer and Clerk shall be nominated and elected for the next year.

Your attendance at this annual meeting is most important as a quorum must be present to conduct business. If it is impossible for you to attend, please call Emel Derbentli at: 722-4300, ext. 257.





East Boston  
Project Advisory  
Committee, Inc.

IMPORTANT

REMINDER

15 November 1982

TO: EAST BOSTON PROJECT ADVISORY COMMITTEE  
FROM: JIM ROSE, PRESIDENT  
RE: ANNUAL MEETING AND ELECTION OF OFFICERS  
SCHEDULED FOR NOVEMBER 18, 1982

The Annual Meeting and election of officers for the East Boston Project Advisory Committee will take place on November 18, 1982 at 4:00 P.M. in the Pier One shed.

At this meeting a President, Vice President, Treasurer, and Clerk shall be nominated and elected for the next year.

Your attendance at this annual meeting is most important as a quorum must be present to conduct business. If it is impossible for you to attend, please call Emel Derbentli at: 722-4300, ext. 257.



EAST BOSTON PROJECT ADVISORY COMMITTEE

ANNUAL MEETING - November 18, 1982

PAC MEMBERS

Present:

Anna DeFronzo  
Al Lombardi  
Jim Rose  
Lucy Ferullo  
Mary Ellen Welch  
Judge Mario Umana  
Bob Travaglini  
William Manning  
Emilio Favorito  
Joseph Mara  
Alice Christopher  
Charlie Welch  
Evelyn Farnum  
James Dorgan

Absent:

George DiLorenzo  
Joseph Wardell  
Benny Tauro

GUESTS

Blossom Hoag  
William Ferullo  
Robert Eddy  
Anthony Paglicica

MASS PORT

Alice Boelter

BRA

Gary Brown  
Emel Derbentli

Chairman, Jim Rose, called the meeting of the PAC to order at 4:25 P.M.. He explained that at this annual meeting, officers for the East Boston Project Advisory Committee would be nominated and elected for the next year. The officers would include: a President, a Vice President, a Treasurer, and a Clerk.

He then requested nominations for President. The only nomination was Jim Rose. Mr. Rose accepted the nomination, and there being no further nominations for President, nominations were closed.

Jim Rose requested nominations for Vice President. The only nomination was Bill Manning. Mr. Manning accepted the nomination. There being no further nomination for Vice President, the nominations were closed.

Jim Rose requested nominations for Clerk. The only nomination was Lucy Ferullo. Mrs. Ferullo accepted the nomination. There being no further nominations for Clerk, the nominations were closed.



Lastly, Mr. Rose requested nominations for Treasurer. The only nomination was Emilio Favorito. Mr. Favorito accepted the nomination. There being no further nomination for Treasurer, the nominations were closed.

With all nominations being closed and only one person having been nominated for each office, a motion was made to approve the entire slate with one vote. The motion was approved and all officers were elected.

Anna DeFronzo interjected and asked about actions to be taken regarding the absence of members at PAC's meetings. She reminded the members that there was a special responsibility for all officers to attend the meetings and asked that with the acceptance of nomination that committment be made.

Having elected the officers for the next term, discussion continued on the following issues.

Evelyn Farnum inquired whether the Committee should, at this meeting, elect a new member to take the place of Pat Rosa who had resigned earlier in the year.

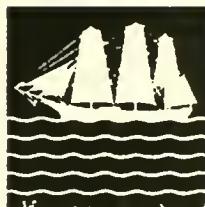
The decision was made that nominations for a new member would take place at the Committee's next meeting on December 2nd and that anyone wishing to nominate ask the person to be nominated to be present to accept. The voting to fill the vacancy would then occur at the following meeting as stipulated in the PAC bylaws.

Lucy Ferullo then asked Alice Boelter about MassPort's reaction to the Interim Report on the project.

Alice Boelter replied that the Interim Report was reviewed by the ex-Director and will be reviewed by the new director probably by the middle of December. She said that there will be a MassPort Board ~~meeting~~ on December 6, at which time it will probably be discussed. ~~Committee~~

The meeting was adjourned at 5:00 o'clock.





East Boston  
Project Advisory  
Committee, Inc.

MEMORANDUM

26 November 1982

TO: EAST BOSTON PROJECT ADVISORY COMMITTEE  
FROM: JAMES ROSE, PRESIDENT  
RE: PAC MEETING OF DECEMBER 2, 1982

The East Boston Project Advisory Committee will meet on Thursday, December 2nd, 1982 at 4:00 PM in the Pier One Shed.

I have asked the Boston Redevelopment Authority to detail the future direction of the project and bring us up to date on its status.

Also, as discussed at the annual meeting, nominations will be accepted to fill the existing vacancy on the Committee. Those individuals placed in nomination should be present to accept.



(Informal Meeting as no quorum was present)

EAST BOSTON PIERS PAC MEETING - December 2, 1982

PAC MEMBERS

Present:

Anna DeFronzo  
Al Lombardi  
Lucy Ferullo  
Mary Ellen Welch  
William Manning  
Joseph Mara  
Evelyn Farnum

GUESTS

Blossom Hoag  
William Ferullo

MASS PORT

Alice Boelter

Absent

George DiLorenzo  
Jim Rose  
Judge Mario Umana  
Joseph Wardell  
Bob Travaglini  
Emilio Favorito  
Benny Tauro  
Alice Christopher  
Charlie Welch  
James Dorgan

BRA

Gary Brown  
Emel Derbentli

Bill Manning, acting as Chairman, opened the meeting at 4:30 P.M. Since there was no quorum, he indicated that nominations and election for a new member to take Pat Rosa's place could not be held at this meeting.

Gary Brown then brought the attendants up to date on the status and future direction of the project, explaining its following aspects:

- a) The Board of Directors of the Boston Redevelopment Authority approved, on December 1, 1982, the advertisement for Master Planning Consulting Services to supplement the PAC's and BRA's efforts on the East Boston Piers project. As a result, an ad was placed into the Boston Globe and the New York Times, to appear on Sunday, December 5th. The ad stated that the BRA requested Letters of Interest and Statements of Qualifications to undertake Master Planning Services for the East Boston site from interested parties. An application deadline date of December 15, 1982, and a final selection deadline date on or about January 15, 1983, was indicated.



Copies of the text of the ad were distributed to those present.

- b) The ad requests that interested firms/individuals submit completed GSA Standard Forms 254/255. Form 254, entitled "Architect-Engineer and Related Services Questionnaire" asks for a statement of general qualifications and performance data (the firm's project experience and examples from the last five years). Form 255, entitled "Architect-Engineer and Related Services Questionnaire for Specific Project" asks for information regarding the firm's qualifications to undertake a specific project. Included is a request for brief resumes of key persons, specialists, and individual consultants anticipated for the project (both in-house and outside personnel), and description of work by the firm or Joint Venture Members which best illustrates current qualifications relevant to this project.
- c) An important aspect to keep in mind is that the BRA is, at this point, not asking for proposals, but rather a Statement of Qualifications from the interested parties in order to first determine the best qualified firms for the preparation of a Master Plan and a Development Plan of this specific project.

Evelyn Farnum asked whether the consulting firm selected at this initial stage could/would be the same as the developer for the project.

Gary Brown and Alice Boelter both responded that this really could not be known at this time.

Gary Brown assured the members that BRA would make it very clear to the chosen consulting firm, that substance and viability would be very important in whatever work they produced.

Lucy Ferullo asked whether the PAC could participate in the selection process of the consulting firm.

Gary Brown responded by stating that the decision will be based on an understanding of the technical requirements for the work to be performed, and that the BRA would be insistent on looking for qualifications that would satisfy such requirements.



Mary Ellen commented that the selected consultants should be working with the PAC.

Gary Brown assured the members that citizen participation would be a compulsory requirement of the drafted Scope of Services. The Committee would have the opportunity for input into the Master Plan as well as the Development Plan. He added that the Interim Report, which was compiled by the BRA and PAC would provide the basic information/groundwork upon which the firm would build and further develop.

Mary Ellen commented that PAC input should not only be through the work already completed for the Interim Report, but that it should be of a continuous nature, remaining active right until the end of the project. She also suggested that the PAC & BRA should issue press releases on the progress of the project in order to raise the consciousness of the community on the issues and activities pertaining to it.

Bill Manning stated that the PAC meetings were and should be advertised in two community papers. He felt that the PAC should go full steam ahead with their work on the project.

Lucy Ferullo stated that she received at least 15 phone calls from community members inquiring about the dry docks. She added that she called MassPort but was very dissatisfied with the response she got. The person she spoke to told her that the community would just have to put up with them until they were removed.

Bill Manning explained that the dry docks would be here only for the winter, and that they were to be moved to Maine in the spring.

Anna DeFrondo stated that she also had received a number of calls from the elderly of the community. They had complained that the dry docks were blocking their view of the Harbor.

Mary Ellen commented that she believed it was a great insensitivity on MassPort's part not to have informed the community about the dry docks before moving them there. She added that she would bring the issue up at the Land Use Council meeting and that the PAC should perhaps write a letter to MassPort complaining about their insensitivity.

Alice Boelter reminded the PAC that the MassPort/BRA Agreement allows for such interim uses.

Bill Manning said that he thought the dry docks were collapsable.

Alice Boelter remarked that they were originally collapsable, but not anymore.

Lucy Ferullo stated that a full-time security guard was placed in a trailer by the docks.



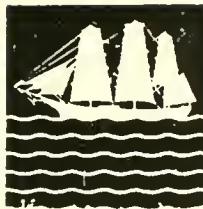
Anna DeFronzo reminded the members that who ever writes the letter to MassPort should also notify the elderly.

Lucy Ferullo suggested that a notice should perhaps be placed in the newspaper.

Bill Manning brought up the issues of total PAC membership and attendance of meetings. He suggested that a new member should be elected to the Committee, once again bringing the total membership to 18 people. He also felt that the Committee should enforce the rule of removing from membership any person who misses three consecutive meetings.

The meeting adjourned at 5:20 P.M..





East Boston  
Project Advisory  
Committee, Inc.

MEMORANDUM

6 December 1982

TO: EAST BOSTON PROJECT ADVISORY COMMITTEE  
FROM: JAMES ROSE, PRESIDENT  
RE: NEXT PAC MEETING TO BE HELD DECEMBER 9th

As agreed to by those present at the December 2nd PAC meeting, the next meeting will take place at 4:00 P.M., December 9, (this Thursday) in the Pier One Shed.

Again, the issue of attendance was raised as a serious problem. A quorum was not present at the last meeting and therefore no official business could be conducted, and no nominations of a new member to fill the existing vacancy could be accepted.

The staff from the Boston Redevelopment Authority informed those present that their Board of Directors had approved the advertising for a Master Planning Consultant Services Contract. This ad appeared in last Sunday's paper.

It is most important that all members make every effort to attend the meetings if this project is to move forward in a timely fashion.

The Agenda for the December 9th meeting includes nominations for filling the existing vacancy (remember that the individuals whose names are placed in nomination should be present to accept), expanded outreach and public information, and update on response to BRA advertisement.



EAST BOSTON PIERS PAC MEETING - December 9, 1982

PAC MEMBERS

Present

Anna DeFronzo  
James Rose  
Lucy Ferullo  
Mary Ellen Welch  
William Manning  
Benny Tauro  
Joseph Mara  
Charlie Welch  
Evelyn Farnum  
Blossom Hoag

GUESTS

William Ferullo

MASS PORT

Alice Boelter

BRA

Gary Brown  
Emel Derbentli

Absent

George DiLorenzo  
Al Lombardi  
Judge Mario Umana  
Joseph Wardell  
Bob Travaglini  
Emilio Favorito  
Alice Christopher  
James Dorgan

Chairman, James Rose, noting that a quorum was present, opened the meeting at 4:30 P.M.. He indicated that a new member to replace Pat Rosa would be elected at this meeting and requested nominations.

The only nomination, put forth by Lucy Ferullo, was Blossom Hoag. Ms. Hoag accepted the nomination. There being no further nominations, the nominations were closed. A motion was made to approve the nomination. The motion was approved and Blossom Hoag was elected as the new member of the Project Advisory Committee.

Jim Rose brought up the topic of absenteeism of members at PAC meetings. He suggested that the Committee send Letters of Notification to members who had missed the last three consecutive meetings.



Mary Ellen Welch commented that, in view of the fact that there were several members who had been absent a number of times previous to the last three meetings, those occasions should also be taken into account and that the last three meetings should not be the only criteria in sending the letters.

A motion was made and seconded that a letter be sent to all members notifying them that in the future, anyone who misses meetings, will be removed from the Committee in accordance with the bylaws. It was agreed that Jim Rose would write the text of the letter.

Jim Rose stated that Gary Brown had suggested the next meeting of the PAC be held on January 13th. A motion was made and seconded that January 13, 1983 would be the date of the next meeting.

Jim Rose next asked the members if there was any additional business they wished to discuss.

Lucy Ferullo indicated that a statement she made at the last meeting had been incorrectly reported in the minutes regarding the response she had received from MassPort about the dry docks. In the minutes, the response was reported as: "....the community would just have to put up with them until they were removed." The response was in fact: "....since the Piers would get developed, the community should get used to them." A motion was made and seconded that this correction be made to the minutes of December 2nd, 1982 meeting.

Alice Boelter indicated that a reference in the minutes of November 18, 1982 meeting to MassPort Board of Directors meeting on December 6 should be changed to Committee meeting. A motion was made and seconded that this correction be made to the minutes of November 18, 1982.

Mary Ellen Welch asked whether the PAC had sent the letter regarding the subject of the dry docks to MassPort. She reminded the Committee that the older people continued to voice their dissatisfaction.

Lucy Ferullo answered that the letter will be sent soon.

Mary Ellen Welch suggested that the Committee formalize sending the letter to MassPort. She added that the letter should stress two particular points: 1) MassPort should have informed the community about the dry docks; and 2) that the decision to place the dry docks in their current location has nothing to do with the PAC, since some people seem to think it was the PAC's idea to put them there.

Alice Boelter indicated that the tenant is currently studying ways of moving the docks around. However, she added that finding a suitable location was very difficult, as obstruction will result no matter what the decision is.



Mary Ellen Welch suggested that the dry docks should constantly be moved around to different locations as one way of dealing with the problem.

Alice Boelter responded that this would not be possible. She also added that a request has been made that the flood lights be directed from inland to water in order to minimize discomfort. She reminded the Committee that these obstructions and discomforts were for a temporary period of time.

Mary Ellen Welch suggested that the Committee seriously consider the possible land use of a mausoleum for the site. This had been discussed at another neighborhood meeting along with the difficulty of finding suitable locations and the high costs of urban lands for cemeteries. She added that such a use would not generate much traffic, would be a quiet use, and could generate good revenues for the City.

Jim Rose asked the Committee whether Lucy Ferullo should inform the newspapers of the meetings as was discussed at the previous PAC meetings. A motion was made and seconded that Lucy Ferullo be responsible for this from now on.

There being no further business to discuss, the meeting was adjourned at 5:15 P.M..



## CONTENTS

1. Anderson, Notter, Finegold, Inc.
2. Architects Collaborative, Inc.
3. Arthur Erickson
4. Bergmeyer Associates, Inc.
5. Carr, Lynch Associates, Inc.
6. CBT/Crane Associates
7. City Design Collaborative Inc.
8. Communitas
9. Geddes & Hilgenhurst
10. Cooper, Ecstut Associates
11. DDR & Halcyon Ltd.
12. Gruen Associates
13. Harry Weese & Associates Ltd.
14. Hellmuth, Obata & Kassabaum, Ltd.
15. Imre & Anthony Halasz, Inc.
16. Kenzo Tange & Urtec
17. Lane, Frenchman & Associates, Inc.
18. Michael Graves
19. Monacelli Associates, Inc.
20. Moore, Grover, Harper
21. Moshe Safdie & Associates, Inc.
22. PRC Harris
23. Sasaki Associates, Inc.
24. Sert Jackson & Associates, Inc.
25. John Sharratt Associates, Inc.



26. Shepley, Bulfinch, Richardson & Abbott
27. Skidmore, Owings & Merrill
28. Storch Associates
29. Warren Freedenthal/Emile Miller
30. VTN Consolidated, Inc.
31. Wallace Floyd Associates/Urban Consulting Associates
32. Wallace, Roberts & Todd



MEMORANDUM

23 December 1982

TO: EAST BOSTON PROJECT ADVISORY COMMITTEE  
FROM: JAMES ROSE, PRESIDENT  
RE: NEXT PAC MEETING

At our meeting of December 9, 1982, it was voted that the next Project Advisory Committee meeting (the first of the new year) will be on January 13, 1983 at 4:00 P.M. at the Pier One Shed.

The Agenda for this meeting will be an update on consultant submissions, and review and discussion of implementing our bylaws regarding meeting attendance.

I would also like to wish everyone a very safe and happy holiday season.



ATTACHMENT C



MASTER PLANNING CONSULTANT SERVICES  
SOUGHT FOR  
BOSTON HARBOR DEVELOPMENT SITE

The Boston Redevelopment Authority requests Letters of Interest and Statements of Qualifications to undertake Master Planning Services. The final product will consist of a Master Plan for a multi-use waterfront site and a Development Plan. The Planning Services will include land uses, open space and building densities, transportation and environmental analysis, and financial, market and engineering feasibility. The site consists of approximately 56 acres of piers, land and water. A Citizen Project Advisory Committee is in place.

Based upon review of initial submissions, the Authority will select those to be interviewed, with final selection expected on or about January 15, 1983.

Interested firms/individuals should submit completed GSA Standard Form 254/255 (Architect-Engineer and Related Services Questionnaire) by December 15, 1982.

For further information including Interim Site Report and expanded Scope of Services, contact: Robert J. Ryan, Director, Boston Redevelopment Authority, 1 City Hall Square, Boston, MA 02201; phone (617) 722-4300.

Kane Simonian, Secretary  
Boston Redevelopment Authority







ABBREVIATED  
SCOPE OF SERVICES  
EAST BOSTON HARBORSIDE PROJECT

The following is a brief outline of tasks to be included in the final Scope of Services for the Contract regarding Master Planning Consultant Services for the 56 acre East Boston MassPort Piers 1-5. This scope is abbreviated and will be further refined as the Contract is negotiated with the selected consultant.

There are two significant Phases to be carried out as part of this contract. Phase I consists of the preparation of a "Master Plan" in accordance with the Agreement between the Authority and MassPort. This Plan will be an extension and refinement of the Interim Report prepared by the Authority for the East Boston Project Advisory Committee, dated June, 1982. The Master Plan will include the proposed land uses, location of those uses on the site, density of development, environmental considerations, transportation, site constraints, and preliminary financial and market feasibility.

Phase II consists of the preparation of a final Development Plan in accordance with the Agreement between the Authority and MassPort. The Development Plan will consist of a final market and financial feasibility study, costs, analysis of financial return to MassPort and the City of Boston, and a Final Development Plan and Program.

The following is a brief description of the two Phases of the Contract and the tasks to be carried out.

Phase I: Master Plan

Tasks:

1. Review and summary of existing documents.
2. Brief review of demographic trends.
3. Economic trends.
4. Review of existing land use.



5. Transportation and Circulation.
6. Engineering and site constraints.
7. Preliminary Master Plan.
  - land uses
  - open space
  - transportation and circulation
  - density
  - preliminary market and financial feasibility

Products:

1. Memoranda concerning each of tasks above.
2. Master Plan Document.

Phase II: Development Plan

Tasks:

1. Financial and Market feasibility.
2. Infrastructure requirements.
3. Costs - Public and Private.
4. Potential financial return to MassPort and City of Boston.
  - current revenues and operation costs
  - projected revenues
  - reduction of in-lieu tax payments
  - potential tax return to City of Boston
5. Final Development Plan
  - parcelization
  - project phasing and development schedule
  - land use, open space, density, massing, transportation and circulation
  - jobs generated
  - public and private improvements
  - costs

Products:

1. Memoranda concerning each of tasks above.
2. Final Development Plan Document.



Dear :

The Boston Redevelopment Authority has placed public advertisements which request Letters of Interest and Statements of Qualifications for "Master Planning Consultant Services" for a Boston Harbor Development Site. Enclosed is a copy of the text of the advertisement.

Should your firm be interested in reviewing additional information concerning this project, I would welcome your inquiry.

Further information may be obtained by contacting my office, Boston Redevelopment Authority, One City Hall Square, Boston, Massachusetts, 02201; phone (617) 722-4300.

Sincerely,

Robert J. Ryan  
Director

Enclosure:

L1/120282



Geddes, Brecher, Qualls and Cunningham  
12 Nassau Street  
Princeton, NJ 08540Sir/Madam

Pietro Belluschi, Inc.  
700 N.W. Rapidan Terrace  
Portland, Oregon 97210Sir/Madam

Cesar Pelli & Associates  
1056 Chapel Street  
New Haven, CT 06510Sir/Madam

Mr. Mitchell Guirgola  
170 West 97th Street  
New York, NY 10025Mr. Guirgola

Gunnar Birkerts & Associates  
292 Harmon Street  
Birmingham, Michigan 48009Sir/Madam

Wallace, McHarg, Roberts and Todd  
1737 Chestnut Street  
Philadelphia, PA 19103Sir/Madam

Mr. Arthur Erickson  
2412 Laurel Street  
Vancouver, British Columbia V5Z 3T2  
CanadaMr. Erickson

Hellmuth, Obata and Kassabaum  
100 North Broadway  
St. Louis, Missouri 63102Sir/Madam

Kenzo Tange & Urtec  
7-2-21 Akasaka  
Minato-Ku  
Tokyo JapanSir/Madam

I.M. Pei  
600 Madison Avenue  
New York, NY 10022Sir/Madam

Mr. Larence Halprin  
Roundhouse  
1500 Samsome Street  
San Francisco, CaliforniaMr. Halprin

Moore, Grover, Harper  
1725A Selby  
Los Angles, CA 90024Sir/Madam

EDAW  
601 Prince Street  
Alexander, Virginia 22314Sir/Madam



DACP Associates  
80 Broad Street  
Boston, MassachusettsSir/Madam

Moshe Safdie Associates  
2 South Market Building  
Boston, MassachusettsSir/Madam

Urban Planning Associates  
150 Causeway Street  
Boston, MassachusettsSir/Madam

Richard Meier & Associates  
136 East 57th Street  
New York, NY 10022Sir/Madam

Mr. Michael Graves  
34 Witherspoon Street  
Princeton, NJ 08540Mr. Graves

Robert A.M. Stern, Architects  
200 West 72nd Street  
New York, NY 10023Sir/Madam

Fuj Kawa Comterato Lohan  
& Associates  
One Illinois Center  
Chicago, IL 60601Sir/Madam

Mr. Kevin Roche  
20 Davis Street  
Hamden, Conn. 06517Mr. Roche

Murphey and Jahn  
224 South Michigan Avenue  
Chicago, IL 60604Sir/Madam

Mr. Bruce Graham  
Skidmore Owings and Merrill  
30 West Monroe Street  
Chicago, IL 60603Mr. Graham

Harry Weese & Associates  
10 West Hubbard Street  
Chicago, IL 60610Sir/Madam

Robert Venturi and Rauch  
333 South 16th Street  
Philadelphia, PA 19102Sir/Madam



Wallace Floyd and Associates  
65 Winthrop Street  
Cambridge, MassachusettsSir/Madam

Sasaki Associates  
64 Pleasant Street  
Watertown, MassachusettsSir/Madam

Parsons Brinkerhoff  
120 Boylston Street  
Boston, MA 02116Sir/Madam

The SWA Group  
190 Marlborough Street  
Boston, MassachusettsSir/Madam

Roy Mann Associates  
Museum Wharf  
Boston, MA 02210Sir/Madam

Bergmeyer Associates  
114 South Street  
Boston, MassachusettsSir/Madam

Monacelli Associates  
12 Arrow Street  
Cambridge, MassachusettsSir/Madam

Craig, Heath Associates  
54 Lewis Wharf  
Boston, MassachusettsSir/Madam

Mintz Associates  
16 North Street  
Boston, MassachusettsSir/Madam

Arrowstreet, Inc.  
14 Arrow Street  
Cambridge, MassachusettsSir/Madam

Anderson Notter Finegold, Inc.  
77 N. Washington Street  
Boston, MassachusettsSir/Madam

CBT/Casendino, Inc.  
306 Dartmouth Street  
Boston, MassachusettsSir/Madam

Boston Development and Planning Associates  
189 State Street  
Boston, MA 02109Sir/Madam

Jung/Brannen and Associates  
177 Milk Street  
Boston, MA 02109Sir/Madam



ATTACHMENT C2



## SUBMISSIONS

# EAST BOSTON PIERS

- |    |  |  |
|----|--|--|
| 1) | Skidmore, Owings & Merrill<br>33 West Monroe St.<br>Chicago, Ill. 60603  | Bruce J. Graham<br>(312) 641-5959<br>Telex: 254337 |
|    | 334 Boylston St.   | Peter Hopkinson<br>(617) 247-1070                  |
|    | Haley & Aldrich, Inc. (Geotechnical<br>Engineering)  |  |
| 2) | Anderson, Notter, Finegold, Inc.<br>77 North Washington St.<br>Boston, MA 02114  | James G. Alexander<br>(617) 227-9272               |
| 3) | Moore, Grover, Harper<br>Essex, Connecticut 06426  | Charles W. Moore<br>(203) 767-0101/0175            |
|    | Todd Lee Assoc., Inc. (Arch. & Planning)<br>Roy Mann Assoc., Inc. (Planning)<br>Vanasse/Hangen Assoc., Inc. (Trans.)<br>Melvin F. Levine & Assoc., Inc.<br>Besie Gibble & Quiren Consulting<br>Eng. Inc. |  |
| 4) | Warren Freeddenfeld & Assoc.<br>148 State St., Suite 1000<br>Boston, MA 02109<br>with<br>Emile Friedrich Miller<br>Urban Design Studio<br>29 Cottage Ave., Suite 3<br>Quincy, MA 02169                   | Warren Freeddenfeld<br>(617) 720-1660              |
|    | Zaldastani Assoc., Inc.<br>C.A. Crowley Engineering, Inc.<br>Vanasse/Hangen Assoc., Inc. (Trans.)<br>John McCormack  | Emile Friedrich Miller<br>(617) 471-5200           |







- 10) Wallace, Roberts & Todd (Planning & L.A.)  
1737 Chestnut St.  
Philadelphia, PA 19103      Richard W. Huffman  
(215) 564-2611
- Parson, Brinckerhoff, Quade & Douglas  
(Planning)  
Hammer, Siler, George, Assoc. (Dev.)
- 11) John Sharratt Assoc., Inc.  
121 Mt. Vernon St.  
Boston, MA      John Sharratt  
(617) 227-0094
- 12) Moshe Safdie & Assoc., Inc.  
2 Faneuil Hall Marketplace  
Boston, MA 02109      H. Jan Heespelink  
(617) 523-5732
- Parson, Brinckerhoff, Quade & Douglas  
(Planning)  
Gladstone Assoc. (Financial)
- 13) City Design Collaborative, Inc.  
334 Boylston St.  
Boston, MA 02116      Steven A. Heikin  
(617) 536-1331
- RKG Assoc., Inc. (Financial)  
C.E. Maguire, Inc. (Eng.)
- 14) VTN Consolidated, Inc.  
77 North Washington St.  
Boston, MA 02114      William V. Chisholm  
(617) 227-6666
- Welton Becket Assoc. (Arch.)  
Moffatt & Nichol (Eng.)  
William Kuebelbeck Assoc., Inc.  
(Financial)  
Thomas Planning Services, Inc.  
(Planning)  
Park Square Assoc., Inc. (General)
- 15) CBT/Crane Assoc.  
306 Dartmouth St.  
Boston, MA 02116      Maurice F. Childs  
(617) 451-5880
- The Codman Co. (Dev./Financial)  
Medcalf & Eddy, Inc. (Eng.)  
S.B. Assoc. (Trans.)  
The Transpo Group (Trans.)  
L.G. Copley Assoc. (Eng. - Noise)







- 22) Hellmuth, Obata & Kassabaum, Inc.  
100 North Broadway  
St. Louis, Missouri

Jason M. Cortell & Assoc., Inc.  
(Env. Eng.)  
Vanasse/Hangen Assoc., Inc. (Trans.)  
Haley & Aldrich, Inc. (Geotechnical Eng.)  
Economic Research Assoc. (Financial)

23) Sert Jackson & Assoc., Inc.  
44 Brattle St.  
Cambridge, MA 02138

William Lindemulder  
(617) 868-2570

Sippican Consultants International,  
Inc. (Eng.)  
Economic Research Assoc. (Financial)

24) Monacelli Assoc., Inc.  
12 Arrow St.  
Cambridge, MA 02138

Michael A. Smith  
(617) 661-1015

Vanasse/Hangen (Trans.)  
Haley/Aldrich, Inc. (Geotechnical Eng.)  
Economic Development Consultant (?)

25) Michael Graves  
34 Witherspoon St.  
Princeton, N.J. 08540

Karen Wheeler  
(609) 924-6409

After 1/1/83:  
341 Nassau St.  
Princeton, N.J. 08540

Pawlowski Assoc., Inc. (Planning)  
Schoenfeld Assoc., Inc. (Trans. & Eng.)  
Research Planning Institute, Inc.  
(Marine)

26) Sasaki Assoc., Inc.  
64 Pleasant St.  
Watertown, MA 02172

Richard F. Galehouse  
(617) 926-3300

Meredith & Grew, Inc. (Financial)



- |     |   |   |
|-----|---|---|
| 27) | Communitas<br>25 Union St.<br>Boston, MA 02108  | Antonio DiMambro<br>(617) 367-9081        |
|     | RKG Associates, Inc. (Financial)<br>Segal/DiSarcina Assoc., Inc. (Trans.)<br>Bryant Assoc., Inc. (Civil Eng.)<br>Childs Engineering (Structural Eng.)   |   |
| 28) | Gruen Associates<br>257 Park Ave. South<br>New York, N.Y. 10010   | Dennis B. Clark<br>(212) 673-9200         |
|     | Ammann & Whitney (Eng.)<br>Coopers & Lybrand (Financial)<br>Economics Research Assoc. (Financial)<br>Jason M. Cortell & Assoc., Inc. (Env.)<br>Segal/DiSarcina Assoc. (Trans.)                        |   |
| 29) | Shepley, Bulfinch, Richardson & Abbott,<br>Inc.<br>40 Broad St.<br>Boston, MA 02109   | George R. Mathey<br>(617) 423-1700        |
|     | Paul C.K. Lu & Assoc. (Design &<br>Planning)<br>Tippetts, Abbott, McCarthy, Stratton<br>(Trans. & Eng.)<br>Economics Research Associates (Financial)<br>Bolt Beranek & Newman, Inc. (Env. &<br>Noise) |   |
| 30) | Design Development Resources - Eisenman<br>Robertson<br>560 Fifth Avenue<br>New York, N.Y. 10036<br>with<br>Halcyon Ltd.<br>55 High St.<br>Hartford, Conn. 06103                                      | Christopher J. Glaister<br>(212) 944-6680 |
|     |   | Michael P. Buckley<br>(203) 527-1896      |
| 31) | Cooper, Eckstut Associates<br>1230 Avenue of the Americas<br>New York, N.Y. 10020   | David McGregor<br>(212) 489-2876          |
|     | Haley & Aldrich, Inc. (Geotechnical<br>Engineering)<br>Bryant Associates (Civil)<br>Warren Travers Associates (Traffic)<br>Hanna/Olin (Landscape)<br>Wolf & Company (Cost)<br>Eastdil (Economics)     |   |



32) Kenzo Tange & Urtec  
7-2-21 Akasaka  
Minato-Ku  
Tokyo, Japan

Kenzo Tange



MEMORANDUM

27, December 1982

TO: East Boston Harborside Consultant Review Team  
FROM: Gary R. Brown  
RE: Evaluation of Consultant Qualifications

The attached black book contains the letters of interest and copies of Consultant 255 Forms from the 32 submissions received by the December 15, 1982 cut off date.

The enclosed evaluation outline is provided for your assistance. Each sheet provides the name of the possible consultant and any sub(s) identified. Below that are headings suggesting possible areas of consultant strengths/weaknesses and room for your comments.

Our schedule is to have reviewed all submissions by January 5, short list by January 7 and interview by January 13. I realize this is ambitious but we are hoping to enter contract by the third week of January.

Thank you for your assistance.



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30. VTN Consolidated, Inc.
31. Wallace Floyd Associates/Urban Consulting Associates
32. Wallace, Roberts & Todd



Johnson, Norton, Finegold, Inc.  
77 North Washington St.  
Boston, MA 02114

## EAST BOSTON HARBORSHORE CONSULTANT QUALIFICATIONS EVALUATION

### STRENGTH OF PRINCIPAL'S REPUTATION

#### STRENGTH OF TEAM IN:

- a) TRANSPORTATION
- b) ENGINEERING
- c) FINANCIAL
- d) PLANNING
- e) URBAN DESIGN
- f) ARCHITECTURE

### ABILITY TO ACCOMPLISH WORK PROGRAM

### SIMILAR TYPES/SCALE OF PROJECTS

### PAST PERFORMANCE WITH BRA/CITY

### EXPERIENCE WITH COMMUNITY GROUPS

### OTHER: (Identify)

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